

# Leighton-Linslade Green & Blue Infrastructure Plan

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Produced by the Greensand Trust on behalf of the  
Leighton-Linslade Neighbourhood Plan Steering  
Group and Leighton-Linslade Town Council

# Contents

Sec.	Section Title	Page
	Acknowledgements	3
	Endorsement	3
<b>1</b>	<b>Introduction</b>	<b>4</b>
<b>2</b>	<b>Green Infrastructure</b>	<b>6</b>
2.1	Definition of Green & Blue Infrastructure	6
2.2	Green & Blue Infrastructure Planning	6
2.3	What is a Parish Green & Blue Infrastructure Plan?	7
2.4	How does it achieve this?	8
2.5	How the Parish GBI Plan fits with the Neighbourhood Plan	8
2.6	How the Parish GBI Plan fits with the Strategic and District GI Plans	9
2.7	How the Parish GBI Plan fits with other Parish GI Plans	9
2.8	How the Parish GBI Plan can be used	10
<b>3</b>	<b>Methodology</b>	<b>11</b>
<b>4</b>	<b>Community Consultation</b>	<b>12</b>
<b>5</b>	<b>Landscape</b>	<b>13</b>
5.1	Landscape Character Areas	13
5.2	Landscape Management Guidelines	14
5.3	Tranquillity	15
5.4	Designations	17
5.5	Strategic Landscape Opportunities	17
5.6	Landscape Policy Recommendations	20
<b>6</b>	<b>Biodiversity</b>	<b>21</b>
6.1	Biodiversity Opportunities	23
6.2	Biodiversity Policy Recommendations	25
<b>7</b>	<b>Historic Environment</b>	<b>27</b>
7.1	Historic Environment Policy Recommendations	29
<b>8</b>	<b>Open Space, Access and Recreation</b>	<b>30</b>
8.1	Quantity of Greenspace	32
8.2	Assessing Accessibility	33
8.3	Quality Assessment	35
8.4	Suitable Alternative Natural Greenspaces	35
8.5	Local Green Space Assessment	35
8.6	Access Routes (Linear Access)	38
8.7	Open Space, Access & Recreation Opportunities	40
8.8	Open Space, Access and Recreation Policy Recommendations	41
<b>9.0</b>	<b>Blue Infrastructure</b>	<b>42</b>
9.1	Blue Infrastructure Opportunities	42
9.2	Blue Infrastructure Policy Recommendations	44
<b>10</b>	<b>The Green &amp; Blue Infrastructure Network</b>	<b>46</b>
10.1	Creating the GBI Network	46
10.2	Delivering the GBI Network	47
10.3	GBI Policy Recommendations	49
	<b>Appendices</b>	
1	Historic Environment Record Information	50
2	Local Green Space Assessment Report	

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Photos to be added

## Endorsement by Leighton-Linslade Town Council

To be added

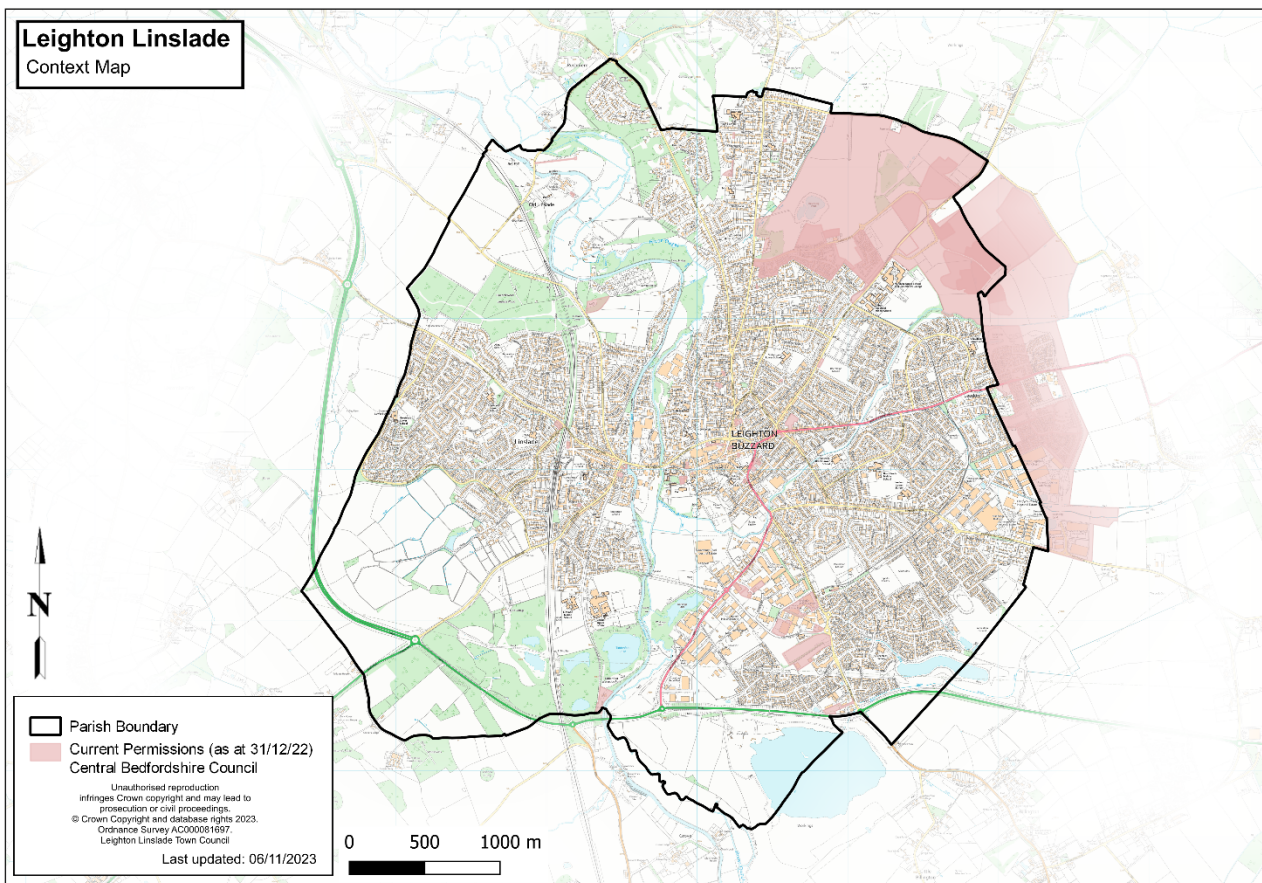
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# 1. Introduction

The Leighton-Linslade Green & Blue Infrastructure Plan has been produced as part of the development of a Neighbourhood Plan for the parish of Leighton-Linslade. It has been produced by the Greensand Trust, a local environmental charity that works with local communities and landowners to conserve and enhance the landscape, wildlife and history of the area. At the heart of the Trust’s work is the belief that the best results are achieved by empowering local communities, giving them a say in issues that affect them. The Greensand Trust has a wealth of experience in facilitating community consultation and significant knowledge of the local area.

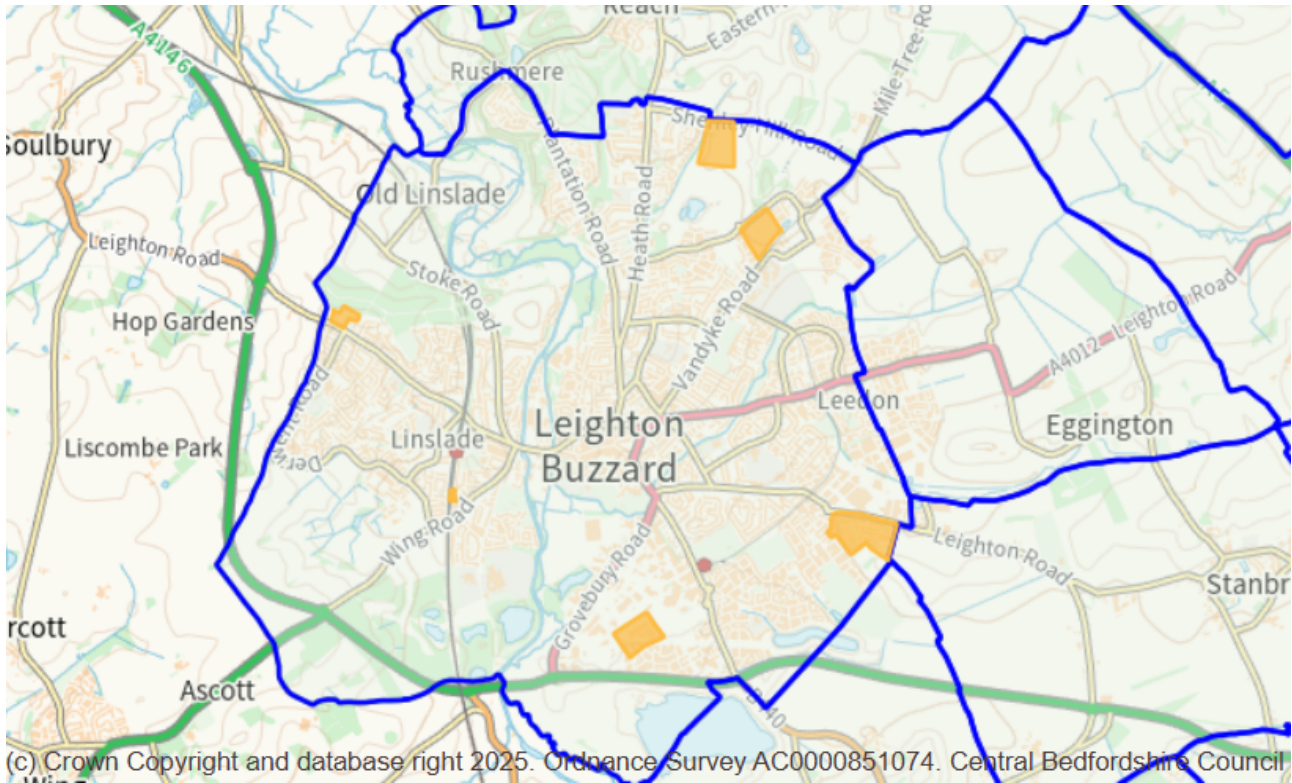
The parish of Leighton-Linslade is located in the south-west of Central Bedfordshire, immediately adjacent to the Buckinghamshire boundary. **Figure 1a** illustrates the parish boundary. The parish consists of the towns of Leighton Buzzard and Linslade, located to the east and west of the River Ouzel respectively, and its surrounding hinterland. It is well-connected, with a mainline rail line and station, and is close to the M1 motorway. It is 12 miles north-west of Luton, 9 miles south of Milton Keynes and 39 miles north of London. The towns have a rich historic and industrial heritage, with the Grand Union Canal and the Leighton Buzzard (narrow gauge) Railway now both forming key elements of the towns’ growing tourist economy.

**Figure 1a – Leighton-Linslade Parish**



According to the Office for National Statistics, in 2021 the population of Leighton-Linslade was 42,392 (2021 Census). This represents a significant increase from the 2011 Census (37,470) and the population has continued to grow since 2021, particularly to the east, with the eastern urban extension illustrated in Figure 1a above. Current Local Plan allocations are 'Small and Medium Sized Allocations', and are illustrated in **Figure 1b** below.

**Figure 1b – Local Plan Allocations**



Leighton-Linslade does contain areas where deprivation is an issue. The Index of Multiple Deprivation (IMD) combines a number of factors to create a single deprivation score, and two Leighton-Linslade 'Lower Super Output Areas' (LSOAs – the areas used for this exercise) sit within the 20-30% most deprived in England (IMD 2019).

## 2. Green & Blue Infrastructure

### 2.1 Definition of Green & Blue Infrastructure

The Bedfordshire Local Nature Partnership (formerly the Bedfordshire and Luton Green Infrastructure Consortium) has defined Green Infrastructure as “the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide:

- a healthy and diverse environment
- attractive places to live and visit
- a good quality of life
- a sustainable future”

Green infrastructure assets include:

- Accessible Greenspace
- Country Parks
- Green corridors
- Urban parks and gardens
- Habitats for wildlife including nature reserves, Sites of Special Scientific Interest and County Wildlife Sites
- Historic parks and gardens and historic landscapes
- Scheduled Monuments
- Waterways and water bodies, including flooded quarries
- Public rights of way and cycleways
- Allotments
- Children’s play spaces & formal sports facilities
- Cemeteries

This definition already includes “waterways and water bodies”, but this strategy has broadened the approach to not only include the water environment in considerations, but to also ensure it is fully taken into account when seeking to enhance and create new green infrastructure, in line with the Central Bedfordshire Green & Blue Infrastructure Strategy (LUC, 2022) and the ‘Catchment Based Approach’ within catchment and river basin management planning.

### 2.2 Green & Blue Infrastructure Planning

It is important to plan the green and blue infrastructure network in the same way as other networks and facilities, so that the environment can be safeguarded and enhanced to meet the needs of a wide range of people, both now and in the future. Green and Blue Infrastructure (GBI) also provides social and economic benefits, including:

- Places that can be used as a focus for community activities and events
- Opportunities to keep fit and healthy
- Support to the local economy, including village shops, pubs and B&Bs
- Links between town and country helping people in rural areas access facilities
- Provision of ‘ecosystem services’ such as contributions to flood risk mitigation, air quality amelioration and carbon sequestration;
- Support to reduce the use of cars

In Bedfordshire, GI (and now GBI) planning is carried out at three different levels within an established hierarchy:

- The ‘Strategic’: The Bedfordshire and Luton Strategic GI Plan (2007);
- The ‘Unitary Authority’ level: Central Bedfordshire Green and Blue Infrastructure Strategy 2022

- The 'Local' – Parish GI/GBI Plans

Natural England published their 'GI Framework' in 2023, a new tool to help towns and cities turn greener. Aimed at planners and developers, the Framework aims to help increase the amount of green cover to 40% in urban residential areas. The GI Framework outlines the following benefits of GI:

1. **Nature-rich, beautiful places** – GI supports nature to recover and thrive.
2. **Active and healthy places** - GI supports active lifestyles, community cohesion and nature connections that benefit physical health, mental health & wellbeing and quality of life.
3. **Thriving and prospering communities** - GI helps to create and support prospering communities that benefit everyone, adding value through quality environments that are attractive to businesses and investors and helps support the local economy and regeneration.
4. **Improved water management** - GI reduces flood risk, improves water quality and natural filtration.
5. **Resilient and climate positive places** - GI makes places more resilient and adaptive to climate change and helps to meet zero carbon and air quality targets.

The GI Framework reinforces the attributes highlighted above, in that good quality GI should be:

- **Multi-functional** – providing a range of benefits (especially in areas that are deprived of GI)
- **Varied** – a variety of types, sizes and functions
- **Connected** – functioning as a living network for people and nature at all scales
- **Accessible** – offering everyone good quality access
- **Character** – responding to an areas character (or enhancing it where it has been degraded)

This GBI Plan very much supports and reflects these principles.

### 2.3 What is a Parish GBI Plan?

#### **Aim of this Plan:**

**To identify the key existing natural, historic, cultural and landscape assets, waterbodies and watercourses, accessible greenspace and rights of way and to plan new features that will provide a connected network of green infrastructure for the benefit of present and future generations.**

#### **Objectives:**

To create a comprehensive document that will assist the local community to:

- Protect and where possible enhance the landscape, biodiversity and historic environment
- Improve access and links for people and wildlife
- Provide a multi-functional green infrastructure network
- Contribute to catchment planning
- Identify and deliver wider environmental benefits such as air quality amelioration, carbon sequestration and flood risk mitigation
- Provide a source of information and guidance for planners, landowners and developers in formulating land use plans, including policy recommendations and spatial information to inform the Neighbourhood Plan
- Identify potential sites to be considered for designation as Local Green Spaces (LGS)
- Promote community involvement
- Identify projects and produce an action plan to implement projects.

## 2.4 How does it achieve this?

The Parish Green & Blue Infrastructure Plan provides a baseline of existing information under five themes:

- Landscape
- Biodiversity
- Historic Environment
- Access and Open Space
- Water & Catchments

This approach allows the different elements of green infrastructure to be considered individually in detail as well as part of the integrated GI 'network'. It captures aspirations and proposals to enhance the local green and blue infrastructure 'network', communicated by members of the local community via a range of consultation activities and events. These aspirations and proposals include priorities to maintain, enhance or restore existing assets and create new green and blue infrastructure to improve the green and blue infrastructure network.

The plan as a whole is based on a robust approach to making and implementing a high quality green and blue infrastructure network for the existing and future residents of Leighton-Linslade. It should be acknowledged that not all of the aspirations identified will be delivered, because there are many other influencing factors, such as the views of landowners, existing planning permissions and allocations, potential future land use allocations and the costs of enhancements. The value of the plan lies in the fact that it has been produced with the input of local residents for their own community.

## 2.5 How the Parish GBI Plan fits with the Neighbourhood Plan

The Localism Act (2011) introduced rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Plans. Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community. Using these new tools, communities are able to:

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like

The Neighbourhood Plan will need to demonstrate that it is in conformity with the plans set out by the Local Planning Authority and the National Planning Policy Framework (updated 2025), and the Central Bedfordshire Local Plan 2015-2035 (adopted 2021).

This GBI Plan will act as a 'stand-alone' document, but it has also informed the development of the Leighton-Linslade Neighbourhood Plan which has been developed within a similar timeframe. It has done this through policy recommendations, Local Green Space designation recommendations, identifying projects/actions and providing spatial information, working closely with consultants and the Steering Group. This GBI Plan has been created using a methodology consistent with the requirements of Central Bedfordshire Council for incorporation within Neighbourhood Plans, and clearly illustrates where recommendations are made for the Neighbourhood Plan.

Neighbourhood Plans can identify the type and location of development the parish would consider acceptable. The Neighbourhood Plan has to be independently assessed for conformity by an examiner, and then go through a public referendum – if it passes both it can be adopted through a Neighbourhood Development Order that gives it statutory basis within the local development plan documents.

Additionally, the Environment Act (2021) strengthened the 'Biodiversity Duty' on all public authorities (including parish and town councils). By adopting a GBI Plan, a parish or town council can demonstrate its commitment

towards biodiversity. If a Neighbourhood Plan includes policies around protecting and enhancing biodiversity, then this demonstrates an even stronger commitment.

## 2.6 How the Parish GI Plan fits with the Strategic Plans:

The Parish GI Plan complements, but does not necessarily completely reflect, the higher level GI/GBI Plans and strategies. Historically in Bedfordshire, all GI planning has derived from the same GIS-based background information, albeit at different scales. Much of the time the local aspirations fit within the broader, more strategic aspirations of other GI plans, but occasionally they will not - often because the local community are not aware of the broader strategic aspirations. This is neither a problem nor a flaw, but does point to the importance of dialogue between the strategic and local levels. Central Bedfordshire Council's move towards a GBI approach with their 2022 'Green and Blue Infrastructure Strategy' has helped pave the way for this local GBI Plan, with water-related issues being high on the local agenda in Leighton-Linslade for several years.

## 2.7 How the Parish GBI Plan fits with other Parish GI Plans:

The spatial scope of the Leighton-Linslade GBI Plan covers the administrative area of Leighton-Linslade Parish. However, the environment is used is not bounded by administrative delineations, and in some cases, important aspirations and assets will be identified by communities outside their own administrative boundary. These aspirations may or may not be shared by communities from the adjacent town or parish, and should be discussed further. Additionally, adjacent parishes may have identified issues or aspirations relevant to Leighton-Linslade, and these have been considered – especially where endorsed through that parish's Neighbourhood Plan. This is particularly relevant with regard to the adjacent parish of Wing to the south, which reviewed its Neighbourhood Plan and created an 'Environmental Enhancement Strategy' in ????.

## 2.8 Strategic Context - Environmental

The planning context of this Plan is described above. However, it needs to perform another critical role – helping to clarify how the range of existing environmental plans, strategies and initiatives that exist locally all fit together into a bigger picture. These are listed below:

- Ouzel Valley Park – a multi-partner initiative focused on the green corridor around the River Ouzel, Clipstone Brook and Grand Union Canal, originally driven by the 'Ouzel Valley Park Strategy' (2011). Over the years this Steering Group has developed a wider overview, incorporating a focus on the wider 'Leighton-Linslade Green Wheel' described in the Leighton-Linslade Green Wheel Masterplan (2020, draft).
- The Sandpit Strategy – a historic strategy focused on the extensive areas of quarrying around Leighton-Linslade and Heath and Reach, guided by the former Sandpit Steering Group.
- Site-based Masterplans: Central Bedfordshire Council have published masterplans for both Linslade Wood and Tiddenfoot Waterside Park in 2013, while the Greensand Trust published the Rushmere Country Park 'Framework for the Future' in 2012.
- Development Masterplans
- Upper & Bedford Ouse Catchment Plan – including the Upper & Bedford Ouse River Restoration Strategy
- Greensand Ridge Nature Improvement Area (NIA) - designated in 2012 and covers the whole of the Greensand Ridge (including parts of Leighton-Linslade parish) and aims to achieve landscape-scale habitat enhancements.
- Greensand Country Landscape Partnership Landscape Conservation Action Plan (2016) & Forward Plan (2022) – seeking to repair and enhance the landscape and engage communities with it.
- Bedfordshire Local Nature Recovery Strategy including Local Habitat Map (Dec 2025) – the key document in guiding nature recovery across Bedfordshire, linking into the National Nature

Recovery Network. The LNRS document contains a range of Priorities and Measures relevant to Leighton-Linslade parish, and the Local Habitat Map illustrates where these are best delivered.

- Central Bedfordshire Green & Blue Infrastructure Strategy (2022)
- Central Bedfordshire Sustainability Plan (2024 Refresh)
- Central Bedfordshire Leisure Strategy (Updated Recreation & Open Space chapter published December 2025)
- Central Bedfordshire Outdoor Access Improvement Plan (2011-30).

**It is recommended that the Ouzel Valley Park Steering Group has oversight of GBI Plan delivery through its regular meeting and reporting cycle, and supports future revisions of this GBI Plan on a 5-yearly cycle.**

### 2.9 How the Parish GBI Plan can be used:

#### **.....by the community**

The GBI Plan should be used to better inform decision making and help secure resources. It is not a tool to stop development, rather it identifies what is important to the community, and what they would like to see improved to enhance the green infrastructure network, facilitating better quality development providing more for the needs of the local community and its environment. The plan can be used to support funding bids to help communities make improvements to their local environment. It also provides a snapshot of the local environment at the time of producing the plan.

Projects identified within the Neighbourhood and Parish GI Plans will also be well-placed to receive funding via Section 106 agreements (relating to development) including Planning Obligations funding, Biodiversity Net Gain (BNG) funding and Suitable Alternative Natural Greenspace (SANG) funding (relating to the Chilterns Beechwoods Special Area for Conservation).

#### **....by the Local Planning Authorities**

The GBI Plan can be used to inform planning decisions, as a standalone plan and also via the Neighbourhood Plan. The information can be used in pre-application discussions with developers, and to help evaluate submitted planning applications. The plan can also identify where financial benefits from development could be directed.

The GI Plan can also provide information to inform the Local Planning process. The Central Bedfordshire Local Plan 2021-2035 supports the Neighbourhood Planning process and provides the mechanism for the designation of Local Green Spaces through Neighbourhood Plans. The Central Bedfordshire Green and Blue Infrastructure Strategy (2022) recognizes the importance of Neighbourhood Plans in identifying opportunities to enhance the GI network. Delivery of priorities identified within the new Bedfordshire Local Nature Recovery Strategy (published December 2025) will also benefit from information fed in from the parish level. Likewise, this GBI Plan can also be used by the adjacent Local Planning Authority (Buckinghamshire Council) with regard to their Local Plan and future delivery of the Buckinghamshire and Milton Keynes Local Nature Recovery Strategy (2025).

#### **....by developers**

Developers can use the information contained within the GBI Plan to identify important assets and aspirations for improvement, and consider how these could be integrated with, and delivered through, development proposals, resulting in better development and potentially less local objection.

The Bedfordshire Local Nature Recovery Strategy (2025) identifies those areas within the parish that are considered priorities for delivery of nature's recovery, relating to the enhancement or creation of a range of habitats and the delivery of a range of ecosystem services (such as flood risk reduction, pollution mitigation or

carbon sequestration). These areas are subject to a 15% uplift in Biodiversity Net Gain value, providing developers with an additional incentive to invest in these areas. Significant parts of the parish are identified as priority areas, including within the urban area. This GBI Plan and the forthcoming Leighton-Linslade Town Council Biodiversity Plan will provide additional local detail to help inform optimal delivery of nature recovery locally.

### 3. Methodology

A methodology for the production of Parish Green Infrastructure Plans was developed in 2007 and 2008 by the Parish Green Infrastructure Plan Working Group and endorsed by the Bedfordshire & Luton Green Infrastructure Consortium (now the Bedfordshire Local Nature Partnership).

This standard methodology was adopted by Central Bedfordshire Council in 2010. Since then this methodology has been amended to fit with the Neighbourhood Planning processes, and more recently this GBI Plan has been the first to incorporate a 'Blue' infrastructure theme, but the essential principles remain the same:

- Analysis of baseline information (maps and associated information)
- Two rounds of public consultation (minimum)
- Production of a draft GI Plan including analysis of baseline information, draft policies, the first stage of a Local Green Space (LGS) assessment and an initial projects list informed by consultation.
- Thematic priority areas are mapped and then overlain, to identify the areas with the greatest level of opportunities (i.e. delivering the greatest multiple benefits), which form the core of the GBI network.
- One of the rounds of consultation should provide the opportunity for the entire community to be involved – although in larger communities such as Leighton-Linslade the practicalities of this are acknowledged.
- Once the above is completed a final version of the GI Plan is produced and endorsed by the relevant parish council (and Neighbourhood Plan Steering Group if appropriate) and Central Bedfordshire Council

#### 4. Community Consultation

Consultation on the production of this GBI Plan has been through a range of activities during 2024 and 2025. These include the following activities identified in **Table 1** below.

The GBI Plan also incorporates information and findings from Neighbourhood Plan survey work and other engagement. Regular Neighbourhood Plan Steering Group meetings were also attended.

**Table 1. Community Involvement**

<b>Method of community involvement</b>	<b>Date</b>	<b>Details</b>
Leighton-Linslade Parish Meeting	March 2024	<ul style="list-style-type: none"><li>• Presentation to full meeting</li><li>• Consultation exercise with accompanying display and map</li></ul>
Linslade Canal Festival	July 2024	<ul style="list-style-type: none"><li>• Consultation exercise with maps at stall</li></ul>
Neighbourhood Plan Informal Consultation Events	2025	<ul style="list-style-type: none"><li>• Community drop-in events (x5) of which two were directly attended and materials provided for rest.</li></ul>

## 5. Landscape:

Leighton-Linslade parish sits within an area of varied landscapes, with the settlement area within the Ouzel Valley and surrounds, the elevated Greensand Ridge to the north, and the clay vales and hills to the east, south and west. This variety is clearly illustrated by **Figure 2** (Landscape Character Areas) below.

While sandstone is considered a relatively 'soft' rock, it is clear that it proved too strong for the flow of the River Ouzel to erode. The river has instead been forced around the sandstone, creating a 'landscape-scale' meander in its course. Also running through the valley, alongside the river, is the Grand Union Canal, a key landscape feature of the area. The canal even follows the large 'meander' of the river as it winds around the sandstone of the Ridge. With its grazing meadows and other open spaces set against the backdrop of the town (including the prominent All Saints Church) and the wooded Greensand Ridge, the Ouzel valley is a significant landscape feature and creates a green corridor right through, running north to south. The river within the town has been heavily modified and straightened, and the Canal is an obviously man-made construction, both still provide a strong degree of naturalness and tranquility. To the east and west of the town there are rolling clay vales, and to the south the low-lying Ouzel valley extends upstream.

The underlying geology is predominantly Lower Greensand, with a small amount of Oxford Clay. Deposits of valley gravel and sand have been a much sought-after resource, including the very pale Leighton Buzzard silica sand used in glass making. This has resulted in extensive quarrying activity to the east and south of the town, which has changed the landscape significantly. The quarries are at varying stages of operation and restoration, with some now flooded and providing open water features, others have included areas of development. Historically, a 'Sandpit Strategy' for Leighton-Linslade and Heath & Reach sought to ensure restoration looked at the 'bigger picture' of the wider area.

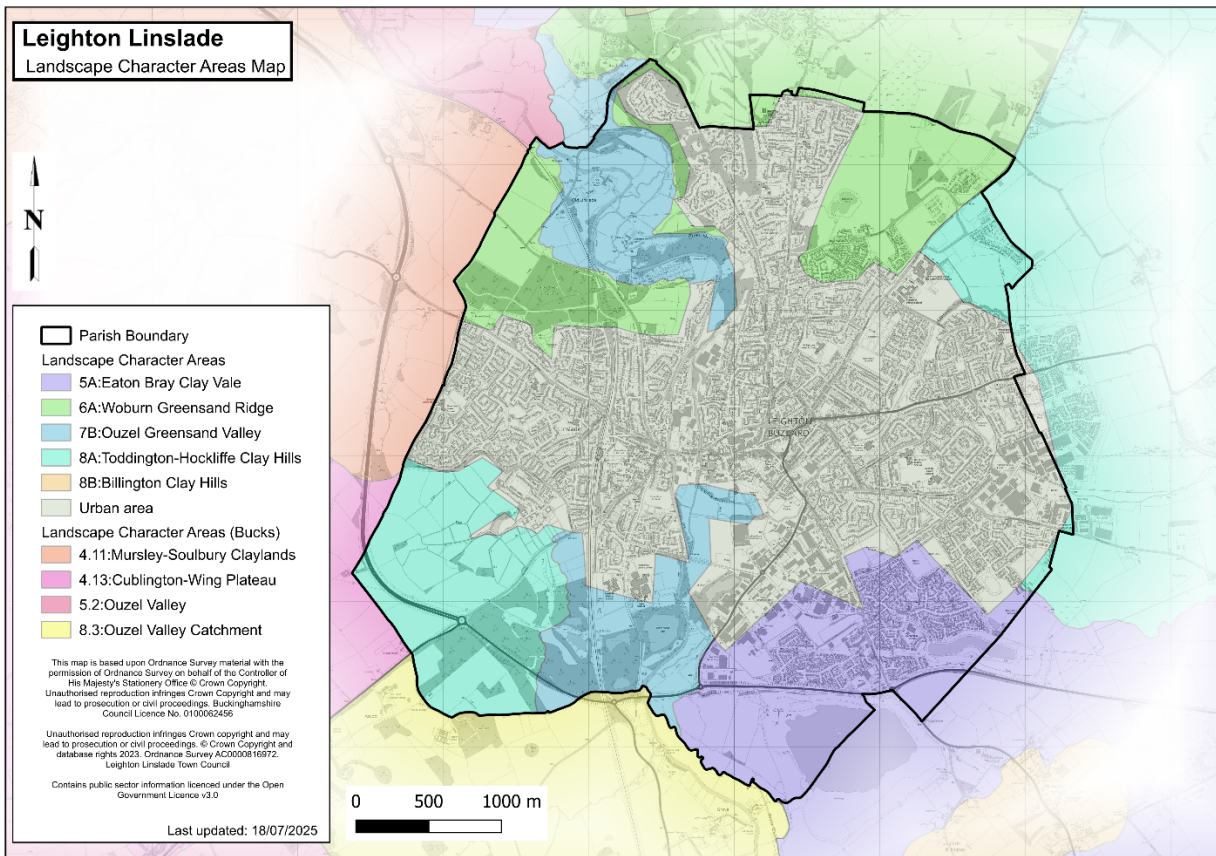
The A505 and A4146 provide southern and western 'bypasses' and have a significant landscape impact, but also provide opportunities for people to see the wider landscape and setting of the town. Alongside quarrying, agriculture is a significant land use to the east, west and south, with a high proportion of pasture land adding value to the landscape with permanent grassland and more intimate patterns of hedgerows and trees. To the north lies the village of Heath and Reach and the extensive woodland of the Rushmere Estate, situated on the edge of the Greensand Ridge and now part of Rushmere Country Park, providing access to a range of habitats and views to many people. The local golf course, located on the northern edge of the town alongside Plantation Road, is significantly wooded, and with Heath Wood and Knowles Wood the strongly wooded feel extends significantly into this part of the town.

### 5.1 Landscape Character Areas:

It is useful to look at this varied landscape through the lens of Landscape Character Assessment, as this provides a way of categorising different landscapes into a logical typography, and can then offer guidance for protecting and enhancing landscapes.

The Central Bedfordshire Landscape Character Assessment (LUC, 2022) and the equivalent work in Buckinghamshire (Aylesbury Vale Landscape Character Assessment, Jacobs 2008) illustrate this variety in landscape as demonstrated in **Figure 2**. Four different Landscape Character Areas occur within the parish and a further four adjacent to it. These include lower lying valley areas, clay hills and the elevated 'Woburn Greensand Ridge' to the north.

Figure 2 – Landscape Character Areas



These LCAs are described in terms of their landscape character:

#### Central Bedfordshire:

- **5A - Eaton Bray Clay Vale:** A low-lying, open landscape cut by the Ouzel Brook and other minor tributaries of the Ouzel. Intensively agricultural, predominantly arable with pockets of pasture. Framed by the Chilterns scarp to the south, and bisected by busy A roads. Notable for old orchards
- **6A – Woburn Greensand Ridge:** A large-scale, elevated landscape providing extensive views, with large areas of woodland/blocks of plantations, areas of heathland habitat and estate parkland.
- **7B - Ouzel Greensand Valley:** A small/medium-scale river valley with low-lying floodplain. The Grand Union Canal runs parallel to the river.
  - a) To the north the river follows a more natural, meandering course, with the wooded backdrop of the Greensand Ridge
  - b) To the south the river is straighter and flows through the urban area and the more open clay vale.
- **8A – Toddington-Hockliffe Clay Hills:** A medium-scale landscape defined by a series of connected, subtle hills separating the Greensand Ridge from the Clay Vales. Largely arable landscape, containing both arable and pasture. Strong field patterns, but bisected by major roads such as the A5

#### Buckinghamshire:

- **4.11 – Mursley-Soulbury Claylands:** Eroded edge of a clay plateau. An incised network of valleys has created rolling ridges with streams. Bisected by straight roads, West Coast Mainline is an intrusive feature too. Mixed farming landscape, concentration of woodland at Liscombe.
- **4.13 – Cublington-Wing Plateau:** Clay plateau landscape with gently undulating landform, eroded by local streams. Core area is largely arable with hedgerows, some of which are degraded.

- **5.2 – Ouzel Valley:** Floodplain clay landscape with mixed farming. Views to Greensand Ridge. Containing the River Ouzel and Grand Union Canal – valley bottom is strongly unified.
- **8.3 – Ouzel Valley Catchment:** Shallow landform falling towards the River Ouzel, well-defined valley edges. Includes Ascott House parkland. Predominantly arable, sparse hedges, meandering streams and numerous ponds. Crossed by Grand Union Canal and West Coast Mainline.

### 5.2 Landscape Management Guidelines:

The LCAs identify the condition of the landscape, and its key sensitivities. It then goes on to provide landscape management guidelines. These are summarized below, in two tables due to the slightly different methods within each LCA:

**Table 3a – Landscape Character and Management Guidelines in Central Bedfordshire**

LCA	Condition	Strength of Landscape Character	Management Guidelines
5A Eaton Bray Clay Vale	Moderate	Moderate	<b>Enhancement/Renewal</b> Including river corridor restoration, creating new woodland and species-rich grassland and conserving views
6A Woburn Greensand Ridge	Moderate	Strong	<b>Conserve and Enhance</b> Including conserving woodland, estate parkland and pasture, and restoring lost elements including heathland and acid grassland.
7B Ouzel Greensand Valley	Moderate	Moderate	<b>Enhance and Renew</b> Including improvement of condition of hedgerows, field boundaries and waterway corridors, creating/enhancing floodplain woodland and meadows.
8A Toddington-Hockliffe Clay Hills	Moderate	Moderate	<b>Enhance</b> Including conserving, enhancing or restoring positive landscape features such as woodland and grassland, to strengthen existing landscape pattern.

**Table 3b – Landscape Character and Management Guidelines in Buckinghamshire**

LCA	Condition	Sensitivity	Guidelines
4.11 Mursley-Soulbury Claylands	Very good	Moderate	<b>Conserve &amp; reinforce</b> Including management of hedgerows, maintain woodland, preserve earthworks through grassland, maintain lowland fen habitats.
4.13 Cublington-Wing Plateau	Very Good	Moderate	<b>Conserve &amp; reinforce</b> Including maintain and extend woodlands, hedgerows, grasslands and promote connectivity of habitats.
5.2 Ouzel Valley	Very Good	Low	<b>Reinforce</b>
8.3	Moderate	Moderate	<b>Conserve &amp; Enhance</b>

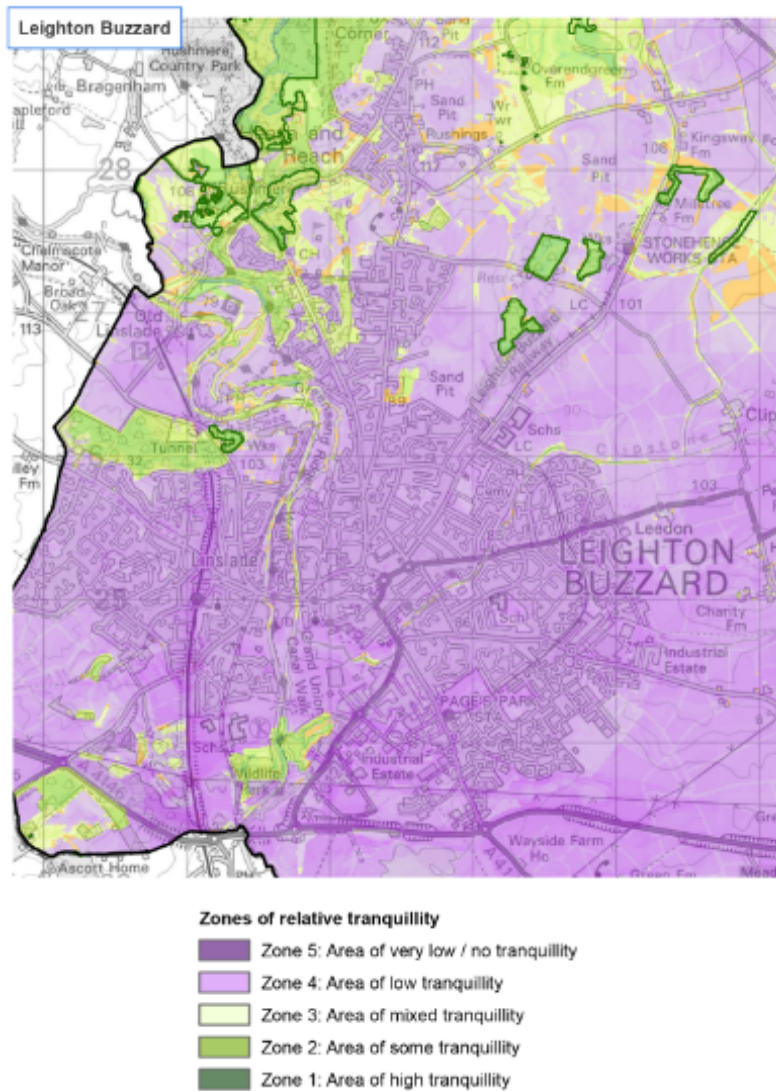
Ouzel Valley Catchment			Including restoration/enhancement of original field patterns, management and planting of hedgerows and encouraging establishment of small copses to reduce visually intrusive elements.
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**5.3 Tranquillity:**

The Central Bedfordshire Tranquillity Study (2022) is particularly relevant and valuable, because it focuses on ‘relative tranquillity’, taking the context of Central Bedfordshire, with its urban areas and transport corridors into account.

**Figure 2h** below (Figure 3.3 from the Central Bedfordshire Tranquillity Study – Relative Tranquillity in Urban versus Rural Areas) illustrates that while much of the urban area is considered to have low tranquillity (Zone 4) the town fares relatively well compared to other towns in Central Bedfordshire, with significant areas being in Zone 2 (some tranquillity), especially around Linslade Wood and the north of the town (adjacent to an area of high tranquillity to the north), and Tiddenfoot Waterside Park to the south. The river and canal corridors also stand out from the rest of the town as having some tranquillity. This very much demonstrates the benefit of GBI in providing a quality of life, supporting more peaceful, relaxing environments.

**Figure 2h – Relative Tranquillity**

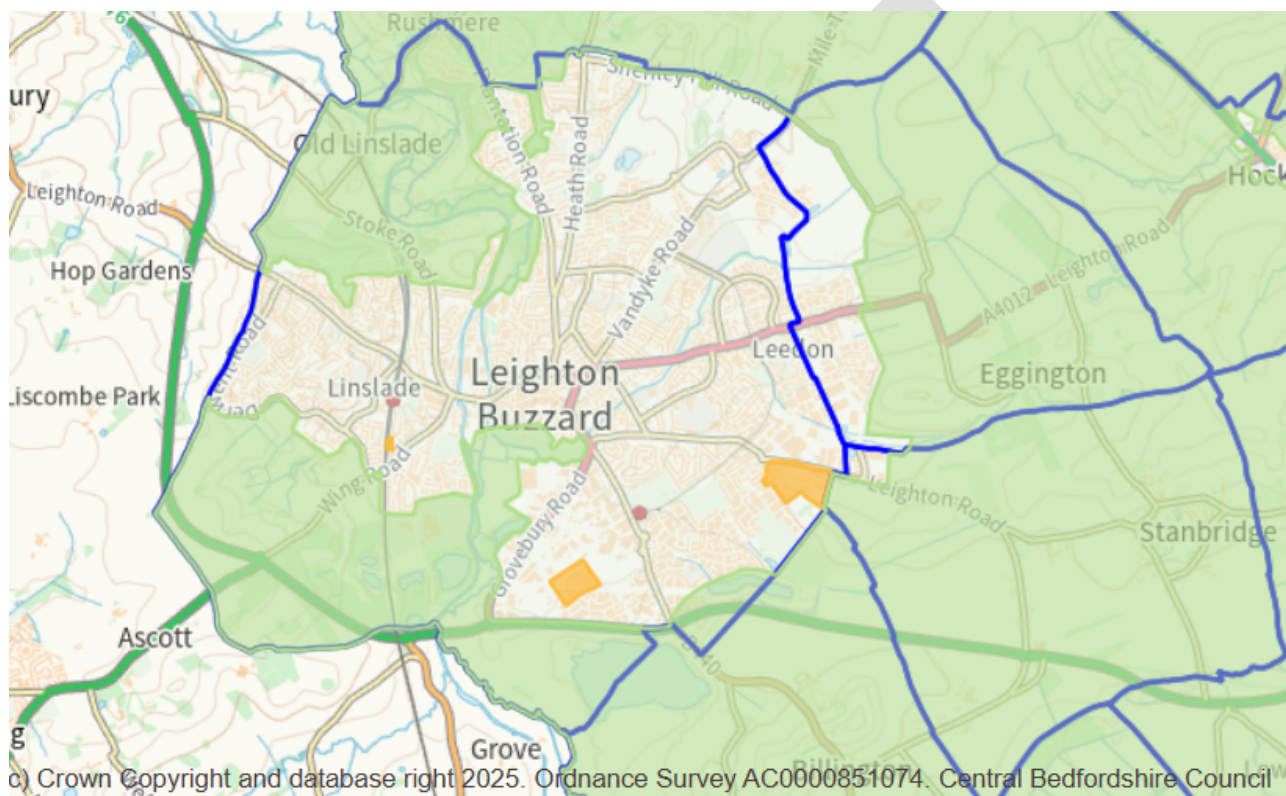


From: Central Bedfordshire Tranquillity Strategy (LUC, 2022)

#### 5.4 Designations

Whilst the landscape within which Leighton-Linslade sits is varied and attractive, there are no designated landscapes in or adjacent to the parish that provide protection or raise awareness of this. There is Green Belt as illustrated in **Figure 2j**, but this is a blanket designation not specifically based on landscape grounds. Green Belt has been designated in Central Bedfordshire, but not in the adjacent parts of Buckinghamshire.

**Figure 2j – Extent of the Green Belt**

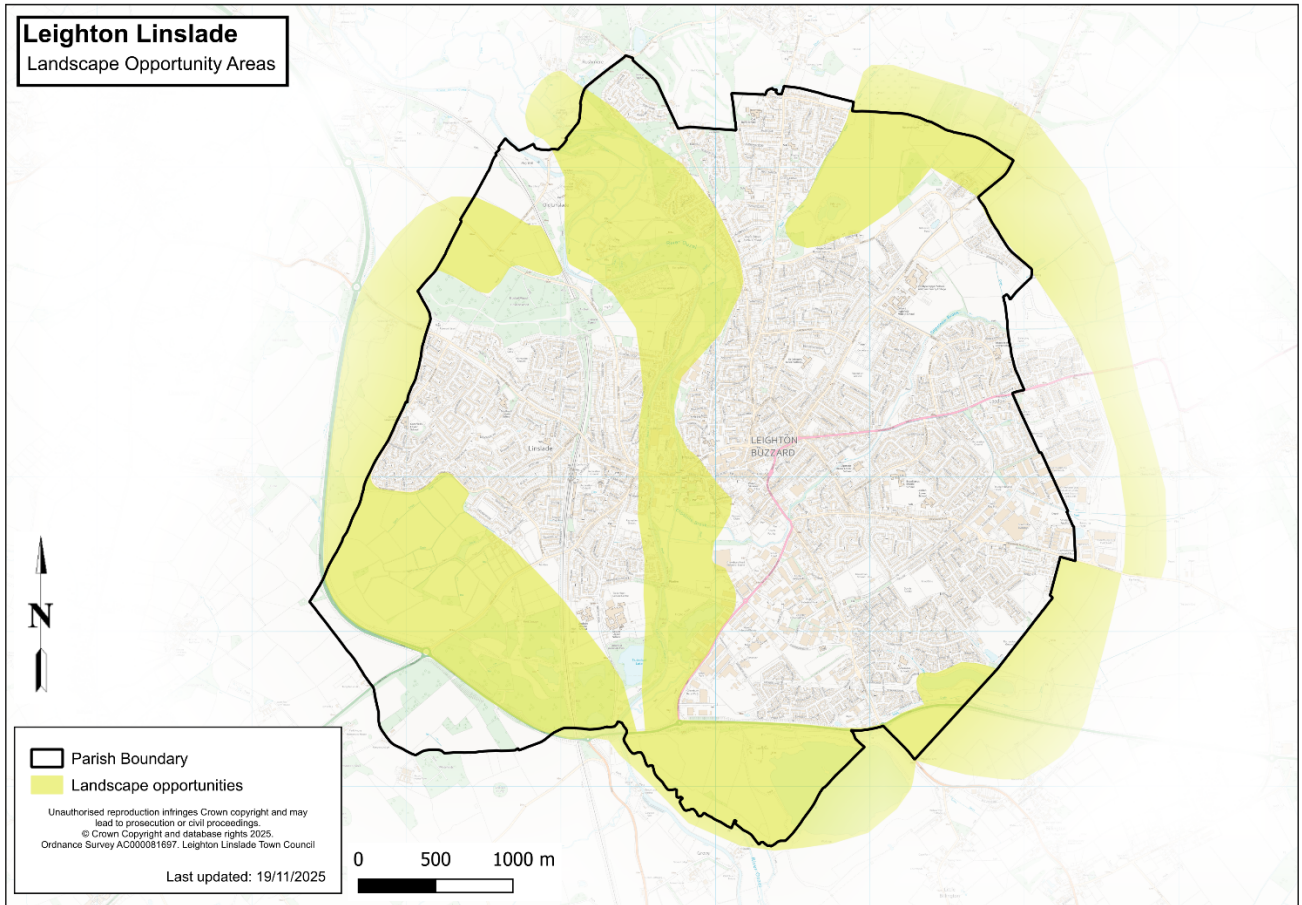


The parish lies largely within the Greensand Country Landscape Partnership area (see **Figure 3b** below – the GCLP area is contiguous with the Greensand Ridge Nature Improvement Area), previously recognized and funded by the National Lottery Heritage Fund because of the importance of the local landscape, its fragility and the opportunities for protecting and enhancing it. The GCLP continues to promote the importance of this landscape, its wildlife and history and to encourage positive action. It is currently seeking better recognition of the Greensand Ridge as a locally important landscape.

#### 5.5 Strategic Landscape Opportunities

The 2014 GI Plan identified 'Strategic Opportunity Areas', where practical interventions would make the greatest impact in terms of enhancing the landscape, or where opportunities could be created for people to engage with their local landscape. They also took into account areas and views local people valued. There have been significant changes since these were identified, especially to the south and east, therefore these have been reviewed through field assessments. **Figure 2i & Table 4** illustrate the reviewed Strategic Opportunity Areas:

Figure 2i – Strategic Landscape Opportunity Areas



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**Table 4 Strategic Opportunity Areas**

<b>Area</b>	<b>Name &amp; Opportunity/Strategy</b>
1	<p><b>East of Leighton Buzzard (including Urban Extension)</b>                      With the urban extension now largely built out, the emphasis is on ongoing work to deliver the Shenley Hill Country Park and integrating it into the wider landscape, continued protection and enhancement of the watercourses and their corridors (including the Clipstone Brook Corridor), quarry restoration. A key requirement is to strengthen the buffering of the urban edge, reducing its contrast with and impact upon the adjacent rural landscape, reducing noise impacts of roads and creating opportunities for access around the edge and into the wider countryside.</p>
2	<p><b>Southern Development Area</b>                      With development completed, the focus here should be ongoing strengthening of the landscape around it, including the Astral Park Lake area, following the edge of the town and providing buffering to Stanbridge Meadows while improving opportunities for access. Reducing noise impacts from the A505 is also key.</p>
3	<p><b>Grovebury Quarry</b>                      With future quarrying to the south likely, it will be important to restore this area for wildlife and landscape while providing informal recreational access for local residents. Additional screening and buffering of ongoing quarrying operations will be necessary. Planting to reduce the noise impact of the A505 (where feasible). Creation of wetland area adjacent to the Ouzel. Wet woodland planting. Ultimately the entire area should be transformed to a large natural area with waterbodies, managed for wildlife and recreation.</p>
4	<p><b>Southcott</b>                      There is an opportunity here to protect and integrate the landscape of the Southcott Stud with the wider landscape, and to form connecting corridors for wildlife, landscape and access between the adjacent Ouzel valley (including further enhancement of the former Ledburn Quarry site) and Valley Farm areas. Potential to enhance railway and bypass corridors, reducing noise impacts.</p>
5	<p><b>Western Bypass &amp; Valley Farm</b>                      Better integration and mitigation of the western bypass (including reducing noise impacts), strengthening of the urban/rural interface and linking through / round Linslade Wood to the Ouzel Valley Meadows to the north. Increased opportunities for access and engaging with the landscape.</p>
6	<p><b>Ouzel Valley Corridor</b>                      Ongoing integration of Southern Meadows and Church Meadows. Re-naturalisation of the river and its environs. Strengthen corridor through the centre of the town and linkages with GUC, including access to create a continuous route/experience of the river through the parish.</p>

### 5.6 Landscape Policy Recommendations:

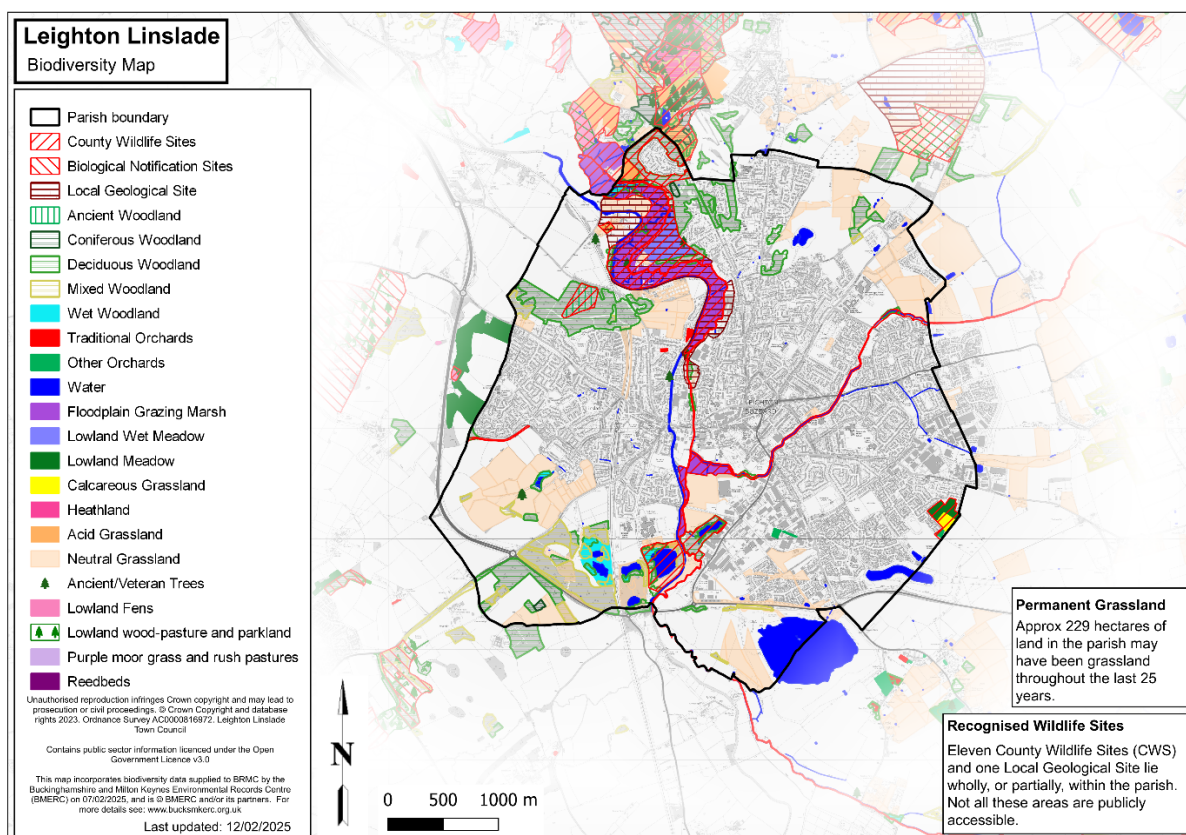
The feedback from community consultation and Neighbourhood Plan Survey has been combined with the above information to develop the following **policy recommendations for the Neighbourhood Plan** related to Landscape:

- Ensure development contributes to, and does not detract from, local landscape character.
- Where new development occurs, reinforce/enhance the interface between the urban and rural environments through sensitive location and soft landscaping schemes complementing/strengthening features.
- Sensitive landscapes and important local views should be protected, including:
  - Eastern fringe alongside Eastern Urban Extension
  - Grand Union Canal corridor
  - Wooded backdrop of the Greensand Ridge
  - Ouzel Valley and Grand Union Canal Corridor
  - Views of All Saints Church
  - Views of distant Chilterns escarpment
- Support the identification of areas of local landscape value to facilitate better protection of the local landscape (working with the Greensand Country Landscape Partnership and others).

## 6. Biodiversity

Figure 3a below show the location of important habitats and designated sites in the parish:

Figure 3a – Important Habitats and designated Sites



Leighton-Linslade is also a rich and varied parish in terms of its habitats, though much of this is restricted to the periphery of the built-up area and the Ouzel corridor. The elevated sandstone of the Greensand Ridge to the north with its poor, free-draining soils still includes areas of acid grassland and heathland (the latter just outside the parish), plus areas of coniferous plantation where heathland and ancient woodland previously occurred. There are still some pockets of ancient semi-natural woodland where boulder clay deposits have occurred, including part of Linslade Wood and Kings Wood National Nature Reserve (the latter again being just outside the parish boundary).

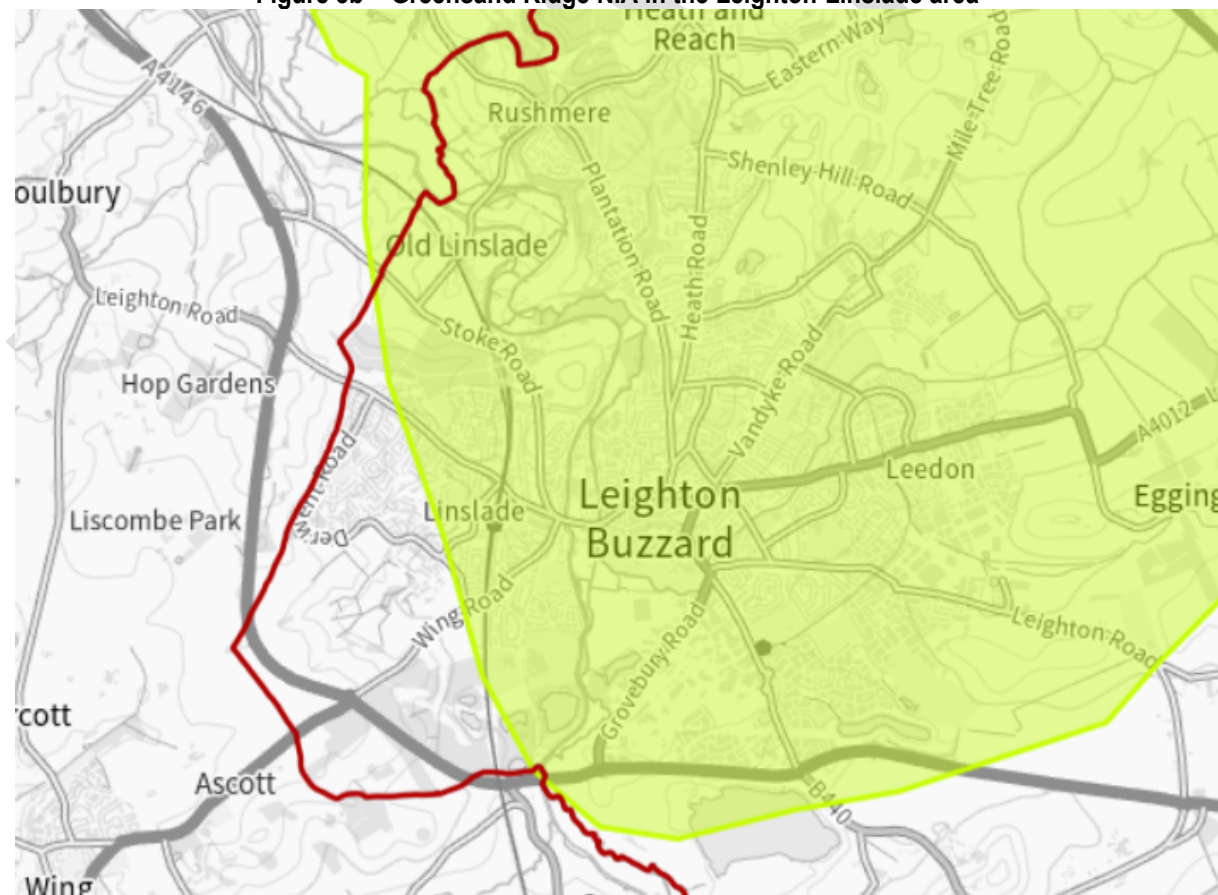
The majority of the parish is in the lower-lying Ouzel Valley, with its alluvial deposits and clays, contains further wetland and meadow habitats. The field patterns in the agricultural landscape surrounding the urban area still contain a good network of hedges, with a relatively high amount of pasture. Former quarry areas now contain open water, secondary woodland, meadow and scrub habitats where restoration has been sympathetic. Large areas of semi-improved floodplain dominate the green corridor that runs through the heart of the town. Where these are managed with an appropriate grazing regime there are areas of improving diversity. Mature willow pollards and the relatively rare native black poplar *Populus nigra* ssp. *Betufolia* can be found along the Ouzel and tributaries. Otters (*Lutra lutra*) are now present again on the Ouzel after decades of absence, while kingfishers (*Alcedo atthis*) can be seen right into the town centre. Dubenton's bats (*Myotis daubentonii*) feed over both the river and the Grand Union Canal. Flooded quarries support wetland birds such as tufted duck (*Aythya fuligula*) while sand martins (*Riparia riparia*) have bred at Ledburn Quarry. Many of these species are featured in national and local Biodiversity Action Plans as key species.

Although much of the acid grassland and heathland interest lies just outside the parish at places such as Rammamere Heath SSSI and Shire Oak Heath SSSI (part of Rushmere Country Park) there is a remnant of acid grassland at Heath Meadow (part of the Ouzel Valley County Wildlife Site or CWS). Heath Wood CWS is a mixed woodland, and contains dwarf gorse (*Ulex minor*) indicative of it being previously heathland. Linslade Wood CWS is an ancient woodland, famous locally for its carpet of bluebells (*Hyacinthoides non-scripta*).

County Wildlife Sites are sites that have been recognized as important for wildlife when assessed against a set of criteria. The selection guidelines consider aspects of the site such as size, diversity, rarity, fragility, typicalness and recorded history. Recognition as a CWS does not confer protection on the site, however for any significant change of land use the local planning authority will expect the wildlife interest to be taken into account alongside other normal planning considerations, and planning policy recognises this need.

There are no statutorily designated sites for wildlife within the parish (the nearest Sites of Special Scientific Interest being within the adjacent Rushmere Country Park, which also includes areas of National Nature Reserve). However, within Central Bedfordshire (and beyond), the importance of the Greensand Ridge for its habitats, their highly fragmented nature and pressures upon them, have been recognised. The **Greensand Ridge Nature Improvement Area (NIA)** is recognised by Local Nature Partnerships in Bedfordshire, Cambridgeshire and Buckinghamshire & Milton Keynes. The NIA is not technically a designation, and is therefore not illustrated on the designations map, but is illustrated in **Figure 3b** below, demonstrating that the majority of the parish is within it, and the remainder sufficiently close for it to be an important consideration. The Central Bedfordshire Local Plan (2015-2035) has reinforced this recognition with a specific policy (EE8), noting that there is an opportunity to create a “better, stronger and more robust natural environment”.

**Figure 3b – Greensand Ridge NIA in the Leighton-Linslade area**



## 6.1 Biodiversity Opportunities

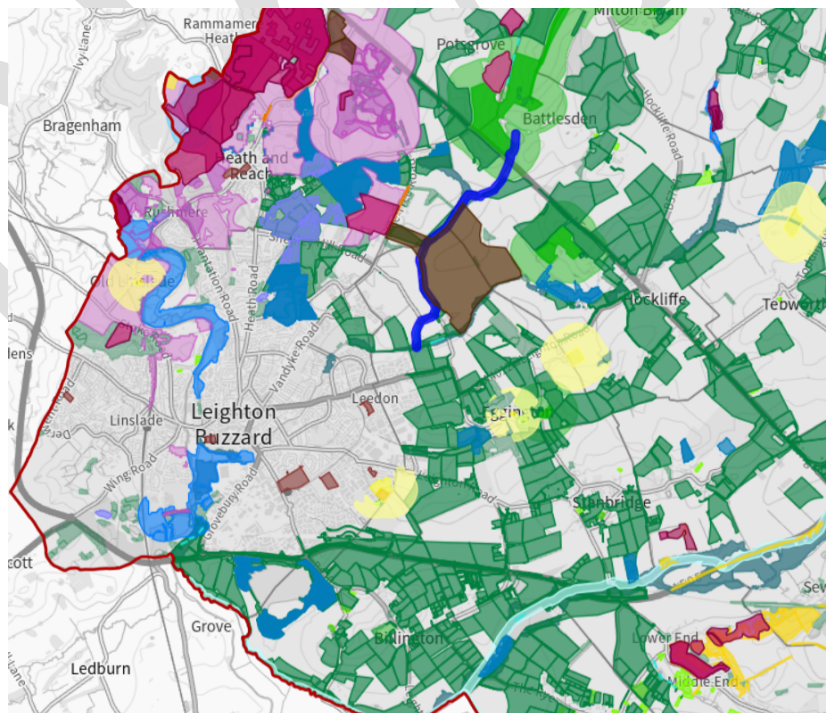
Historically the biodiversity opportunities within a GI Plan have been derived from the ‘Biodiversity Opportunity Areas’ identified within “Rebuilding Bedfordshire’s Biodiversity” (2007), which has helped inform Biodiversity Action Plans. More recently, the Environment Act (2021) introduced the requirement for Local Nature Recovery Strategies, and the Bedfordshire Local Nature Recovery Strategy (LNRS) was published in December 2025, shortly after the Buckinghamshire & Milton Keynes LNRS. The LNRSs seek to set out a spatial vision (alongside a written strategy) for how nature can be recovered, and include ‘Priorities’ for doing this, with ‘Measures’ aimed to deliver on the ground. These follow the principles set out in the Lawton Report (2010), which identified the following as critical components for nature recovery:

- Core areas
- Buffer areas – adjacent to these core areas
- ‘Stepping stones’ – areas of habitat created in the wider countryside
- Linkages – joining up areas of habitat, helping species to move around more easily.

LNRS’s stem from the previous Government’s concept of a national ‘Nature Recovery Network’ (NRN), described as “a national network of wildlife-rich places to increase and restore nature” and will complement and connect our best wildlife sites.

Mapping for the Beds LNRS was based on the same baseline information as the mapping within this chapter, and while it is in need of updating, it does at least ensure a degree of consistency between the different plans and strategies. The spatial element of the Bedfordshire LNRS, the ‘Local Habitat Map’, is an interactive mapping tool based on a GIS mapping platform. A snapshot is illustrated below showing the key priority areas identified:

**Figure 3c – Bedfordshire LNRS Local Habitat Map – zoomed into the Leighton-Linslade area**



Extracted from the Bedfordshire Local Nature Recovery Strategy Local Habitat Map (2025)  
© Crown Copyright and database right 2026. Ordnance Survey AC000851074. Central Bedfordshire Council

The dark pink areas illustrate the existing 'Areas of Particular Importance for Biodiversity', with opportunities for expanding and enhancing different habitats illustrated in green (woodlands), blue (wetlands and rivers), yellow (grasslands), light pink (heathlands) and brown (quarries and urban habitats). For the full LNRS (published in December 2025) including the interactive Local Habitat Map see: <https://bedslocalnaturestrategy.commonplace.is/>

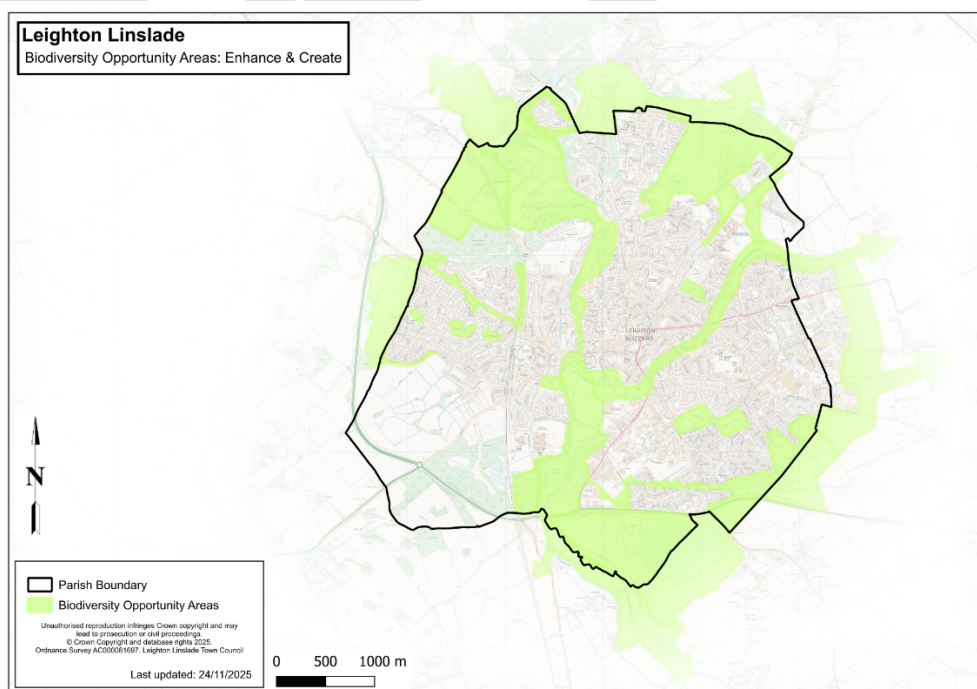
The inclusion within these 'priority' areas for nature recovery (Areas that could become important for nature) creates a 15% uplift in Biodiversity Net Gain (BNG) value. At the time of writing this GBI Plan, there were very few sites/areas registered to receive BNG contributions with Natural England. **It is recommended that organisations and landowners are encouraged to register land for BNG to maximise this opportunity locally.**

The LNRS's also identify areas where habitat creation and restoration can lead to 'wider environmental benefits', such as carbon sequestration or flood mitigation. The provision of these 'ecosystem services' help create an environment more resilient to the impacts of climate change, supporting one of the key themes (Resilient Landscape) of the Central Bedfordshire Green and Blue Infrastructure Strategy (Land Use Consultancy, 2022).

Additional work to support the inclusion of water-related 'Nature-based Solutions' within the Bedfordshire LNRS, including mapping of priority areas, was carried out through the "Bedfordshire LNRS through a Blue Lens" study, and there was further focus on the Leighton-Linslade area specifically for this GBI Plan, building on the Blue Lens – this is detailed under the Blue Infrastructure theme.

The development of this GBI Plan began before LNRS creation had started, therefore the Biodiversity Opportunities identified in this plan were initially identified on the basis of the Biodiversity Opportunity Areas derived in 2007, but were subsequently updated to reflect those areas identified within the Bedfordshire LNRS. **Figure 3d** illustrates the Biodiversity Opportunities:

**Figure 3d - Biodiversity Opportunities**



These opportunity areas include:

- River Ouzel (& Grand Union Canal) corridor, including meadows to north and south of the towns.
- Clipstone Brook corridor
- Shenley Hill Country Park
- Areas around the eastern perimeter of Leighton Buzzard
- Area around Grovebury Quarry
- Valley Farm (west of Linslade)
- Green corridors within the urban area, particularly where wildflower planting has taken place
- Larger urban greenspaces where areas could be dedicated to nature

Providing local people with access to nature, and opportunities to engage and learn more about it are vital to support ongoing protection and to ensure nature recovery is successful. Chapter 8 looks at the provision of and access to green spaces, but going beyond this opportunities to view wildlife in a natural setting, engage with it and contribute towards its protection and recovery are essential. Sites such as Rushmere Country Park, Tiddenfoot Waterside Park, Stanbridge Meadows and Linslade Wood are all good examples of such places.

Leighton-Linslade Town Council are seeking to develop a 'Biodiversity Strategy' for the parish, and to engage local people in the recording and monitoring of key species. **It is recommended that such initiatives are encouraged, and are based on best available data, and use the LNRS alongside local knowledge as a starting point.** As such, and given the very recent publishing of the LNRS, this could be an excellent model for parish/community-level engagement in an LNRS, helping support monitoring of its success.

#### 6.2 Biodiversity Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following **policy recommendations for the Neighbourhood Plan** related to Biodiversity:

- Demonstrate the protection of existing habitats and connecting corridors, encouraging the restoration / creation of areas of heathland, acid grassland and ancient woodland and wetland habitats as Priority Habitats within the parish, particularly where these will make the highest contribution to the local nature recovery network, using the Greensand Ridge NIA, Bedfordshire LNRS and Buckinghamshire & Milton Keynes LNRS as the starting point.
- Create new natural green spaces within built-up and previously developed areas, providing benefits for wildlife and people, particularly where there are existing greenspace deficits.
- Improve the natural environment of existing green spaces through hedge/tree planting, grassland management to support a more diverse sward, provision of bat/bird boxes.
- Develop connections between existing areas of habitat within urban areas, including hedgerow planting and management and sensitive roadside verge management.
- Enhance the river and canal corridors through restoration and re-naturalisation of river channels and ecological enhancement of adjacent corridors, enhancing habitat connectivity.
- Create wetland and woodland habitats in the river corridor, especially where these contribution to flood risk and pollution reduction
- Development must take account of existing biodiversity interest and nature recovery in scheme design and layout, species mixes and mitigation measures. Wherever possible, BNG must be delivered on-site, and where this is not possible, delivered as close to the development site as possible.

Contributions exceeding the mandatory 10% minimum BNG should be encouraged, given the location of much of the parish within the Greensand Ridge NIA.

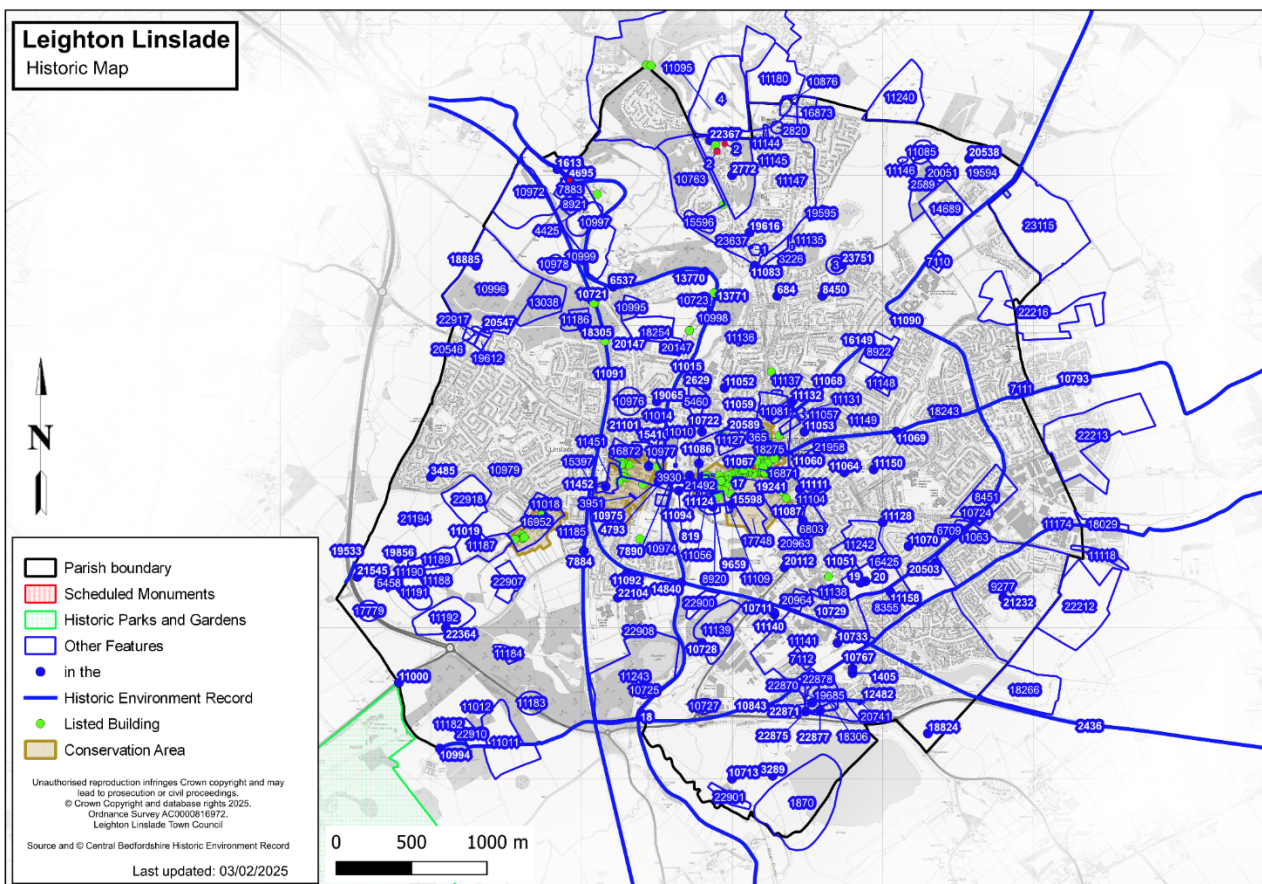
- Continue to develop and expand road verge management that supports biodiversity, with 'cut and collect' regimes timed to benefit appropriate flowering species.
- Encourage tree and woodland creation and hedgerow planting where this enhances connectivity and buffering of existing woodlands and does not compromise other habitat objectives.
- Targeted control of Invasive Non-Native Species where these are having an impact on local biodiversity

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## 7. The Historic Environment

From a green infrastructure perspective, the Central Bedfordshire Green and Blue Infrastructure Strategy (LUC, 2022) notes the importance of historic features in creating ‘time depth’ and sense of place in a landscape, and of linking people to this. **Figure 4a** illustrates the wealth of historic and prehistoric features within the parish, with a full key in **Appendix 1**. It shows Conservation Areas established to preserve the best of the built environment, Scheduled Ancient Monuments and a whole raft of archaeological sites and features ranging from the Grand Union Canal, Thedeway and rail corridors. While many of these relate to the urban/built environment, others are key elements of GBI.

Figure 4a - Historic Features



The environment has always impacted considerably on the town. Leighton Buzzard was first mentioned in the “Treaty of Yttangaford” in 906 AD, when a treaty was signed between the Danes and Saxons close to what is now Tiddenfoot Waterside Park and later was recorded as ‘Lestone’ in the Domesday Book. It was by then a market town and continued to thrive in the Medieval Period, growing in size and wealth such that it could afford the magnificent Parish Church of All Saints. By contrast Linslade, originally ‘Hlincgelade’ or “sandy bank by the stream” and located at Old Linslade, had more mixed fortunes, being a pilgrimage centre to its ‘Holy Well’ and depending on the patronage of Chicksands Priory. The Bishop of Lincoln banned visits there to the well and the Dissolution of the Monasteries led to Linslade’s decline.

The Industrial Revolution had a galvanising effect on both communities. The construction of the Grand Junction Canal in 1800 and the London and Birmingham Railway in 1838 opened both towns to wider markets and new industries: the use of Leighton Buzzard’s sliver silica sand for manufacturing plate glass led to the development of a sand quarrying industry which still exists, while local entrepreneurs such as Browns

developed an agricultural engineering business which still thrives. Linslade expanded around the canal and the railway, attracting industry, such as the vehicle builder Morgan's Carriageworks.

### Sandpit workers of 'dobbers'



Photograph courtesy of the 'Sands of Time' project

With such development the population of both towns expanded during the nineteenth and twentieth centuries and the decision to combine both towns administratively in 1965 was a pragmatic one, as both communities had grown so close to one another.

Despite this continuing urban growth, it is very easy to walk into open country from either Leighton Buzzard or Linslade, enjoying the historic and industrial heritage alongside its natural heritage. Key examples of this include the Grand Union Canal towpath and the Leighton Buzzard Railway, both now tourist attractions bringing visitors and boosting the local economy. It is vital that these and other historic environment features are preserved and enhanced for future generations.

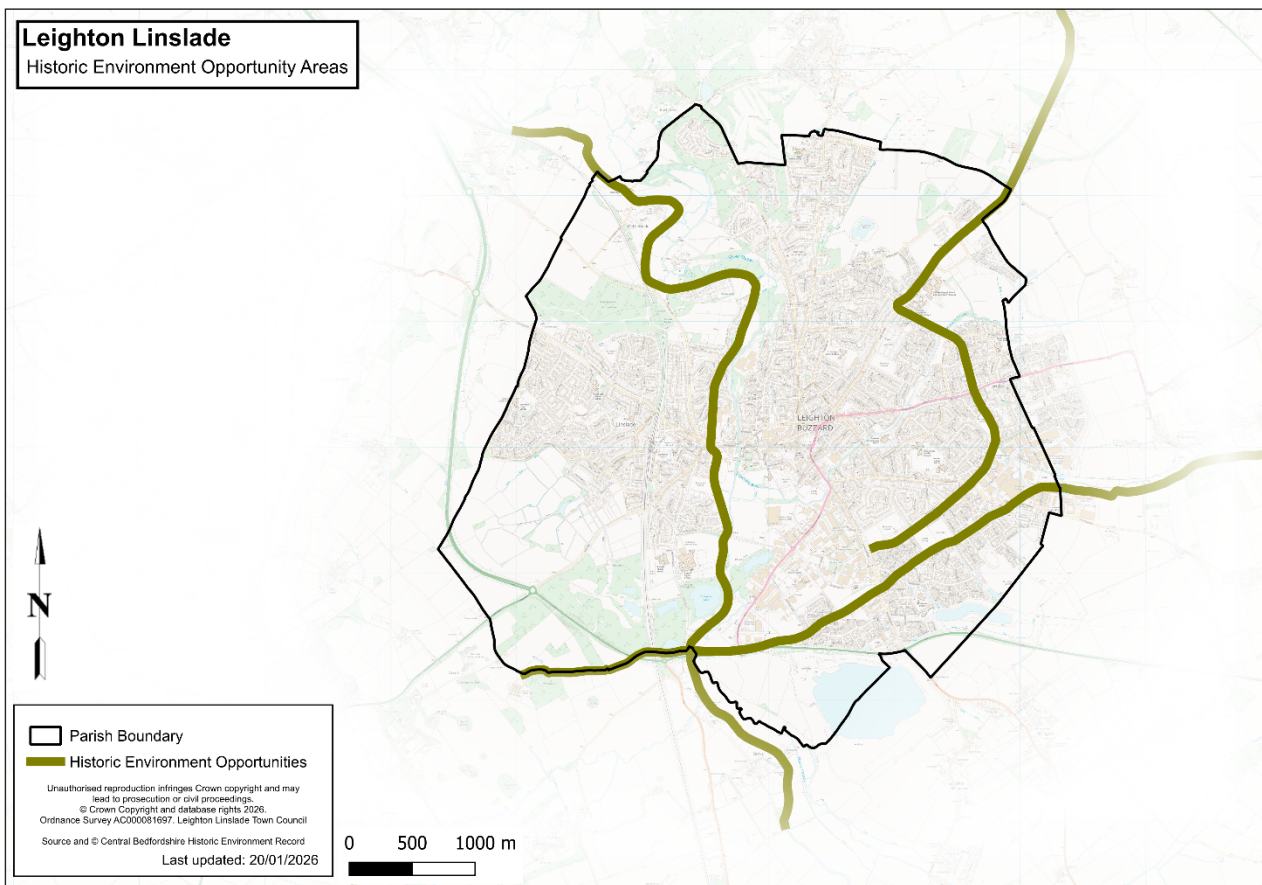
Leighton-Linslade sits within the south-western end of the Greensand Ridge, and sandstone was quarried locally for building stone. The use of this ironstone can be seen in various buildings around the town, and in the approach from Heath and Reach in particular, but is not the predominant building material, being of poorer quality as a building material than the bricks from local clays and therefore not transported far from where it was quarried. The "Greensand Country (Secrets of the Sands) Sandstone Audit" (Christopher Garrand Consultancy, 2015) was developed to create a better understanding and appreciation of the subtle yet distinctive use of local sandstone in the buildings of the Greensand Country area. It also identifies how the survival of minor sandstone structures is threatened, and how these structures can be protected and restored. The Sandstone Audit identifies key clusters of sandstone structures, occurring close to areas where it was quarried. The Sandstone Audit only identified seven sandstone structures 'within' Leighton-Linslade, but this is known to be a massive underestimate as the urban area was not included in the study.

**It is recommended that further research is carried out, including the urban area, to more accurately quantify the significance of sandstone structures in the local context,** particularly when viewed alongside the importance of such structures in the adjacent Heath and Reach. However, it is still possible to say that

sandstone structures are important to protect and preserve, as they are important in an historic and landscape context.

The main areas of historic environment opportunity from a GBI perspective tend to be associated with transport, primarily the Grand Union Canal, the alignment of the ancient Thedeway route and the Leighton Buzzard (narrow gauge) Railway, illustrated in **Figure 4b** below. Opportunities exist to enhance the corridors within which they sit, protecting their context, restore/re-connect historically lost sections, and also to engage people with the history of the towns, for example through activities and information/interpretation that better connects them to their history, and helps strengthen their sense of place.

**Figure 4b – Historic Environment Opportunities**



### 7.1 Historic Environment Policy Recommendations:

- Ensure development reflects and enhances local historic character, including the use of sandstone in walls and other infrastructure
- Protect and enhance existing historic features, including ancient routeways, sandstone structures and the setting of archaeological features.
- Illustrate areas and features of historic interest, including Scheduled Monuments, Conservation Areas and features of archaeological interest

## 8. Open Space, Access and Recreation:

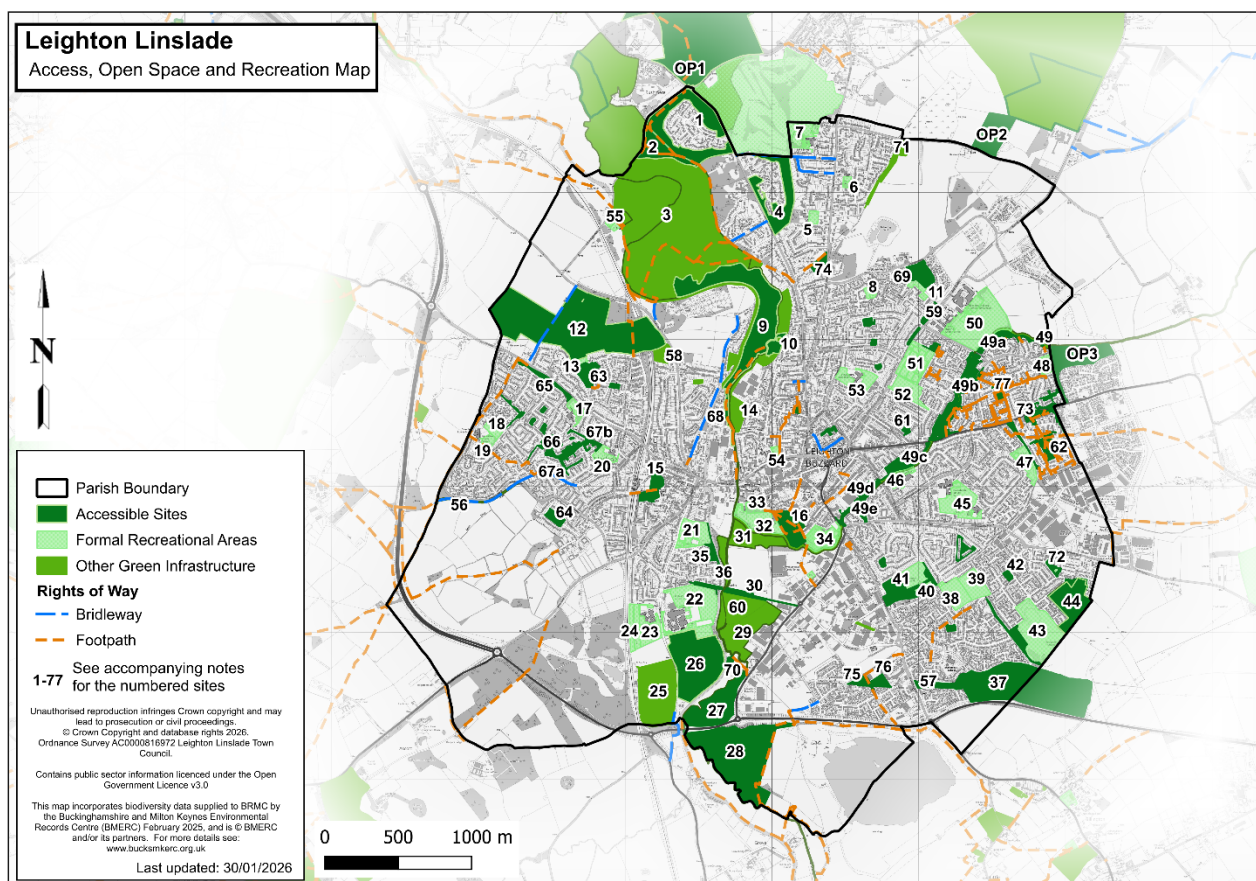
Access to a range of high quality, accessible green spaces and routes for a range of users of all abilities is therefore considered essential. **Figure 5a** shows the locations of all open spaces and recreation sites within the parish. Not all of them are freely accessible to the public but they all contribute to the wider recreational opportunities and green infrastructure in general. **Table 5** lists the sites and describes their status in terms of accessibility to the general public. To be considered publicly accessible, people must have access across the whole (or majority) of a site (and not be restricted to footpaths). Entry to the site must be free (although car parking can be charged for).

**Table 5 – Open Spaces and Recreation Sites**

No.	Site Name	Publicly Accessible?
1	Heath Wood	Y
2	Heath Wood Meadow	Y
3	Ouzel Valley, Local Geological Site (Part CWS)	Y
4	Knolls Wood	Y
5	Doverly Down Lower School Field	N
6	Heathwood Lower School Field	N
7	Oak Bank School Field	N
8	Churchill Road Amenity Space	Y
9	Ouzel Water Meadows	Y
10	(Former) King's Street Depot, Leighton Buzzard	Y
11	Nelson Road Play Area	Y
12	Linslade Wood (Part CWS)	Y
13	Alwins Fields Allotments	Allotment holders only
14	River Ouzel CWS	In part
15	Linslade Recreation Ground	Y
16	Parsons Close Recreation Ground	Y
17	Southcott Lower School Field	N
18	Derwent Rd/Lomond Drive Recreation Space	Y
19	Greenacres Lower School Field	N
20	Linslade Lower School Field	N
21	Mentmore Recreation Ground & Memorial Gardens	Y
22	Cedars Upper School Fields	N
23	Linslade Middle School Field	N
24	Wyngates Allotments	Allotment holders only
25	Ledburn Quarry	N
26	Tiddenfoot Waterside Park	Y
27	Southern Meadows	Y
28	Grovebury Meadows	Y
29	Rackley Hill Pit CWS	Anglers only
30	Mentmore Gardens Cycleway	Y
31	Church Meadows CWS	N
32	Pulford Lower School Field	N
33	All saints Churchyard	Y
34	Leighton Buzzard Town Cricket Club/Tennis Club	Members only
35	Camberton Road Informal Recreation Space	Y
36	Bridge Meadow (part of Church Meadows CWS)	N
37	Astral Park Lake Green Space	Y
38	Weston Avenue Playing Field	Y

39	Weston Avenue Allotments	Allotment holders only
40	Pages Park Tennis Courts	Paying access only
41	Pages Park Recreation Ground	Y
42	Nicholson Drive/Roundel Drive Play Area	Y
43	Astral Park	Y
44	Stanbridge Meadows CWS	Y
45	Leedon Lower School & Brooklands Middle School Fields	N
46	Clipstone Brook Lower School Field	N
47	Danes Field	N
48	Beaudesert Lower School Field	N
49	Clipstone Brook Amenity Space/CWS (A-E)	Y
50	Van Dyke Upper School & Community College Field	N
51	Leighton Buzzard Cemetery (Van Dyke Rd)	Y
52	Vandyke Road Recreation Ground	Y
53	St George's Lower School Field	N
54	Mary Bassett Lower School Fields	N
55	Old Linslade Churchyard (Part CWS)	Y
56	Rock Lane CWS	Y (Bridleway)
57	Dunnock Drive Informal Recreation Space	Y
58	Field adjacent to Linslade Wood, off Stoke Road	N
59	Van Dyke Loop Meadow	N
60	Meadow South of Old Railway Line/Mentmore Gardens Cycleway	N
61	Amenity Space between Regents Street & Miles Avenue	Y
62	Meadow Way Recreation Ground	Y
63	Alwins Field Recreation Ground	Y
64	Chelsea Green	Y
65	Soulbury Road Verge Amenity Green Space	Y
66	Bideford Gardens Amenity Green Space	Y
67a	Grasmere Park Amenity Greenspace (West)	Y
67b	Grasmere Park Amenity Green Space (East)	Y
68	Vimy Road Play Area	Y
69	Leestone Park Play Area	Y
70	Peace Meadow	Y
71	Cotefield Drive Green Space	Y
72	Liddell Way Green Space	Y
73	Leighton Road/Meadway Amenity Green Space	Y
74	Adams Bottom Green Space	Y
75	Fortuna Mead Informal Recreation Space	Y
76	Aurora Rise Informal Recreation Space	Y
77	Hercules Close Amenity Space	Y

## Map 5a – Access, Open Space and Recreation



### 8.1 Quantity of Greenspace:

The Central Bedfordshire Recreation and Open Space Strategy (within its Leisure Strategy) has recently been updated (December 2025) but detail on specific provision levels and targets at a parish level was not available at the time of producing this GBI Plan. It states that there are “gaps in the provision of Informal Recreation Space” in Leighton-Linslade parish, but it is not known what these are. Data from the 2017 Leisure Strategy suggests.....but it is noted that there has been an increase in provision since then, with accessible greenspaces created at the Southern (Church) Meadows and Grovebury Meadows, as well as new greenspace at Clipstone Park and elsewhere within the Eastern Urban Extension.

The Central Bedfordshire Recreation and Open Spaces Strategy (part of a wider Leisure Strategy) was revised in late 2025, but detail around provision, deficits and targets at the parish scale is still awaited at the time of writing (this was previously provided in individual ‘Parish Schedules’). Therefore, information from the 2021 Parish Schedule for Leighton-Linslade has been used:

**Table 6 – Greenspace Provision (CBC Parish Schedule 2021)**

Type of Greenspace	Surplus (+) or Deficit in hectares
Countryside Recreation Sites	-114.59
Urban Parks	-9.29
Large Formal Recreation Areas	-26.44
Large Informal Recreation Areas	+19.42
Small Amenity Spaces	-7.71

It is clear that there are significant deficits across most typologies, especially when it is noted (as the Parish Schedule does) that Large Informal Recreation Areas are sparsely distributed, and also that some sites included within the figures for provision are not suitable for significant levels of recreational use because they have specific sensitivities (for example, Stanbridge Meadows County Wildlife Site is ecologically sensitive).

**A greater level of provision across the typologies is therefore needed.** This is consistent with the 'Green Lungs Strategic Opportunity Area' approach in the Central Bedfordshire Green and Blue Infrastructure Strategy (LUC, 2022).

The quantity of greenspace should not be considered in isolation. Where it is and how easy it is to get to are also important factors.

### 8.2 Assessing Greenspace Accessibility:

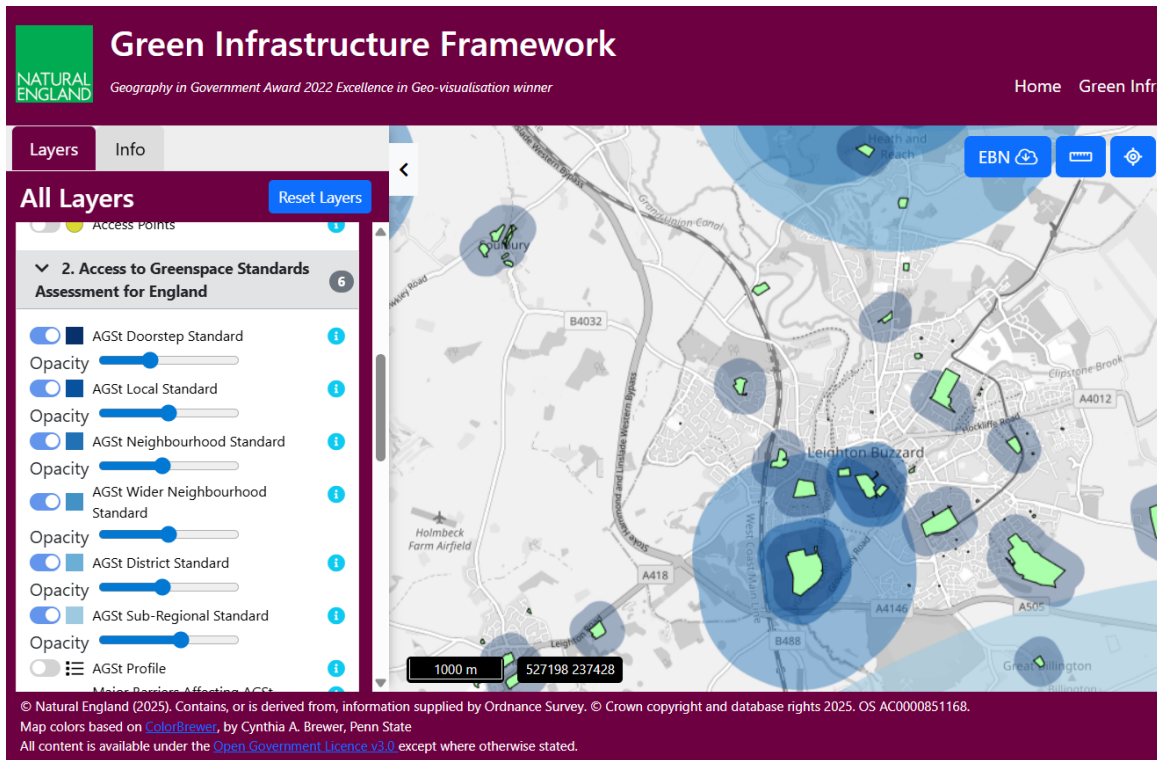
An assessment of the accessibility of greenspaces has been carried out as part of this Plan. The new Natural England Green Infrastructure Framework was launched in 2023, and this includes a mapping tool to identify where the 'catchment' of accessible green spaces provides for the local population. Different catchment sizes are drawn to demonstrate different levels of access, according to the 'Access to Natural Greenspace Standards':

**Table 7 – The ANGSt Typology and Standards**

<b>Standard</b>	<b>Minimum Site Size</b>	<b>Maximum Distance from where people live</b>
Doorstep	0.5ha	200m
Local	2ha	300m
Neighbourhood	10ha	1km
Wider Neighbourhood	20ha	2km
District	100ha	5km
Sub-Regional	500ha	10km

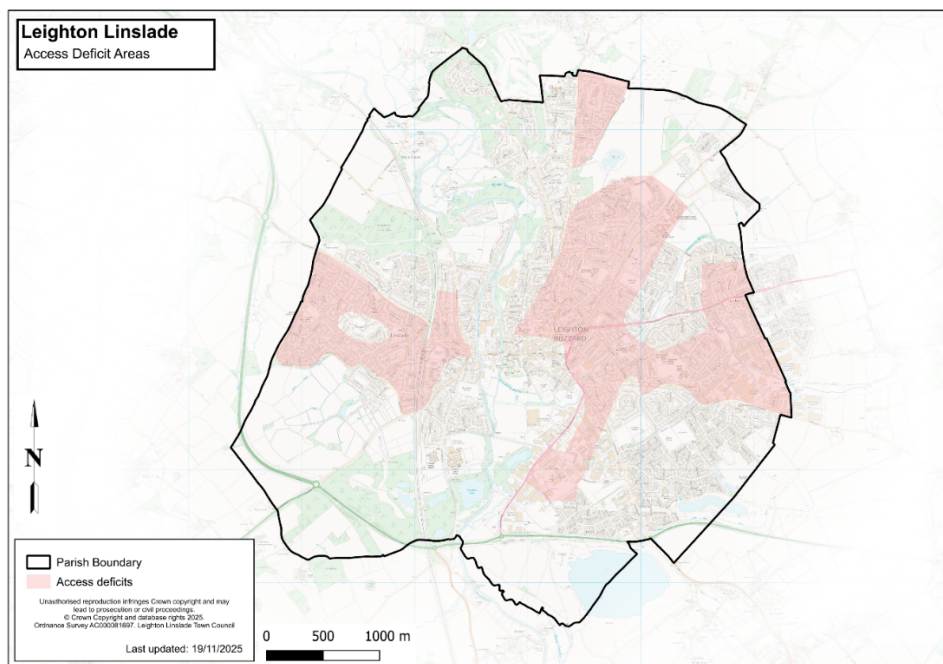
Unfortunately it was not possible to use the mapping tool on its own. A small number of accessible greenspaces have not been accurately mapped, or not recently updated, leading to the creation of maps that are considered mis-leading in terms of access deficits. It was therefore decided to use the NE mapping in conjunction with local knowledge to produce a composite map of greenspace accessibility

Figure 5b – Access Deficit Areas identified using NE GI Mapping Tool



From this map it is clear that a significant part of the towns does not have good access to green spaces. Figure 5c illustrates these deficit areas, taking into account provision that is not mapped by Natural England (for example, several of Linslade's green spaces have not been mapped) and also giving more weighting towards access at the 'Local' level of provision (2ha greenspace within 300m walking distance) rather than the higher more strategic provision.

Figure 5c – Accessible Greenspace Deficit Areas



The main areas where people are most deprived of easy access to an accessible greenspace are in the north, east and centre of Leighton Buzzard, but also extending into the south, and also in a significant part of Linslade.

This is a relatively crude measure that does not take into account how someone might reach a particular space or area, and how able they are to do this (and to move around the site). However, it does illustrate that access to greenspace in general terms is variable, with a significant area of the towns and their population not adequately served, and that new greenspace provision is needed in several locations.

### 8.3 Greenspace Quality:

This GBI Plan does not include a quality assessment – this is considered beyond the scope of GI plans and should be carried out as part of a Recreation and Open Space Strategy (or similar). The Central Bedfordshire Council Recreation and Open Space Strategy (2025) was only partially available when producing this GBI Plan, and the quality assessment was not published at the time. The 2021 Leisure Strategy Parish Schedule for Leighton-Linslade noted the following:

- Tiddenfoot Waterside Park lacks sufficient infrastructure to meet the quality standard required
- Rushmere Country Park is a high quality site, but located at the northern edge of the parish.
- High sensitivity of some sites limits capacity for recreation.
- There is significant scope to improve the quality of Small Amenity Spaces – all had quality scores below 50%.

**It is recommended that a separate assessment of Greenspace Quality is carried out, identifying potential enhancements, to support the aspirations, priorities and projects identified within this GBI Plan.**

### 8.4 Suitable Alternative Natural Greenspaces (SANGs):

Natural England established the requirement for SANGs to be created to offset the recreational impacts of growing populations on protected, ecologically sensitive sites. This applies to the nearby Ashridge Estate (which has 'Special Protection Area' status), with a limitation on development within a 12.5km zone of the site unless this 'SANG' provision can be demonstrated. This zone covers a significant proportion of the parish, with the exception of the northern edge. SANG funding has been available within this zone to enhance the quality and accessibility of green spaces, and is being utilised at sites including Linslade Wood and Tiddenfoot Waterside Park.

### 8.5 Local Green Space Assessment:

An assessment of all the green spaces identified within the parish was carried out as part of the GBI Plan. In Central Bedfordshire, Neighbourhood Plans have historically been the key mechanism for designating sites as Local Green Space (LGS), a designation introduced through the National Planning Policy Framework (revised 2025) as "a way to provide special protection against development for green areas of particular importance to local communities". It is important to note that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- Where the green area concerned is local in character and is not an extensive tract of land.

Therefore the GI Plan *recommends* sites for this designation following this assessment process, which follows a methodology developed by local organisations with Central Bedfordshire Council, and is based on the Government criteria. It provided the Neighbourhood Plan with full details and justification for these recommendations. This is contained in **Appendix 2**. Landowner consultation was carried out by the Neighbourhood Plan Steering Group as part of the NP process.

The process usually involves an assessment based on the mapped greenspaces created for this chapter (based on information held by Central Bedfordshire Council and the Bedfordshire Biodiversity Recording and Monitoring Centre) plus any that are suggested through community consultation or the Neighbourhood Plan Steering Group. In Leighton-Linslade this resulted in a large number of green spaces to be assessed, and therefore some general assumptions were made to exclude sites at the first stage of the two-stage process in a way that was additional to the normal process. These were:

- Sites fully or largely within the Environment Agency Floodplain Zone 3 – not considered to be vulnerable to development;
- School Playing Fields – designation could prejudice school expansion, and while playing fields are a vital element of schools, they can be moved;
- Small areas of basic 'amenity' green spaces – usually consisting of areas of amenity grassland with little value, low potential for enhancement, and too small to be developed.

While the parish includes areas of the Green Belt, which offers a similar level of protection from development, it is noted that (a) the Green Belt can be 'rolled back' to overcome this barrier to development, and (b) development is not just in the form of houses or industrial infrastructure, and can be other, smaller scale but nonetheless intrusive structures. Therefore the fact that a site was within the Green Belt did not exclude it from consideration.

This reduced the number requiring assessment in the field, but there was still a significant number to consider. Ultimately 40 sites were considered to meet the criteria for LGS and are recommended for LGS designation through the Neighbourhood Plan. These are listed in **Table 8**. The full LGS Assessment, including individual site summaries and maps, is contained in **Appendix 2**.

**Table 8 – Candidate Local Green Spaces**

<b>Site No.</b>	<b>Name</b>
1	Heath Wood
2	Heath Wood Meadow
4	Knolls Wood
8	Churchill Road Amenity Space
9	Nelson Road Play Area
12	Linslade Wood
13	Alwins Field Allotments
18	Derwent Road Recreation Space
21	Mentmore Recreational Ground & Memorial Gardens
24	Wygates Allotments
25	Ledburn Quarry
26	Tiddenfoot Waterside Park
29	Rackley Hill Pit
38	Weston Avenue Playing Field
39	Weston Avenue Allotments
41	Pages Park Recreation Ground
43	Astral Park
44	Stanbridge Meadows
47	Danes Field
52	Vandyke Rd Recreation Ground
57	Dunnock Drive Informal Recreation Space
58	Field adjacent to Linslade Wood (off Stoke Road)
59	Southcott Farm Stud
61	Amenity Space between Regents Street & Miles Ave
62	Meadow Way Recreation Ground
63	Alwins Field Recreation Ground
64	Chelsea Green
65	Soulbury Road Verge Amenity Green Space
66	Bideford Gardens Amenity Green Space
67a	Grasmere Park Amenity Green Space (west)
67b	Grasmere Park Amenity Green Space (east)
69	Leeston Park Play Area
71	Cotefield Drive / Shenley Hill Green Space
72	Liddell Way Green Space
73	Leighton Road/Meadway Amenity Green Space
74	Adams Bottom Green Space
75	Vandyke Loop Meadow
76	Camberton Rd Informal Recreation Space

## 8.6 Access Routes (Linear Access)

Access is also facilitated by linear routes, which can take the form of:

- Public rights of way – Predominantly Public Footpaths (pedestrian only), Bridleways (pedestrian, horse riding and cycle access) and Adopted Cycleways;
- Permissive Rights of Way – created through either formal or informal agreements

In addition to the legally defined Public Rights of Way, a range of permissive walking and cycling routes also exist. These haven't been mapped, as their status is not permanent, but they should always be taken into consideration when planning networks.

**Figure 5a** illustrates existing Public Rights of Way. There is a variable provision of public footpaths across the parish, although it must be noted that a significant proportion of the area is built up, and therefore served by pavement access. There is a gap in provision to the north-east (including an area where there has been quarrying activity and housing development is now taking place. Provision in other areas is limited, and the A505 bypass is a major feature in terms of 'severance' of access, meaning that the bridge crossing into the path network around Grovebury Quarry and the route underneath the bypass adjacent to the River Ouzel and Grand Union Canal are critically important.









Public bridleway provision is poor, both in terms of amount and distribution, with just a few isolated stretches which don't always link into the wider network. Bridleways are particularly important because they facilitate horse riding and cycling as well as walking access. Historically a network of cycle routes was created, including when Leighton-Linslade was designated a 'Cycling Town' and received a significant boost in Government funding.

Subsequently there has been a desire to create a 'Green Wheel' for Leighton-Linslade, which would connect several of the key gaps in the rights of way network around the periphery of the town. Central Bedfordshire Council has established a programme of 'Green Wheel' development to support the creation of access route networks, primarily but not exclusively aimed at leisure users. Green Wheels consist of a 'rim' route, running around the outside of a town or village, along with 'spokes' connecting the periphery to the centre and vice-versa. Green Wheels are developed from the existing network of rights of way, and seek to bridge the gaps to create the cohesive 'wheel'. There will be places where new routes are required, and others where existing routes will need to be upgraded, either physically (surfacing, signage, available width) or legally in terms of use by a range of users. Green Wheels are primarily targeted at walking and cycling, but horse riding routes are integrated wherever possible (noting it can be very difficult to provide horse riding access within urban areas). Green Wheels are intended to link people to existing green spaces and other leisure sites, and also link green spaces to each other. Where routes are either enhanced or created, this is done to a Green Wheel 'design standard', creating an accessible route within a green corridor, enhancing access, ecological connectivity and landscape value.

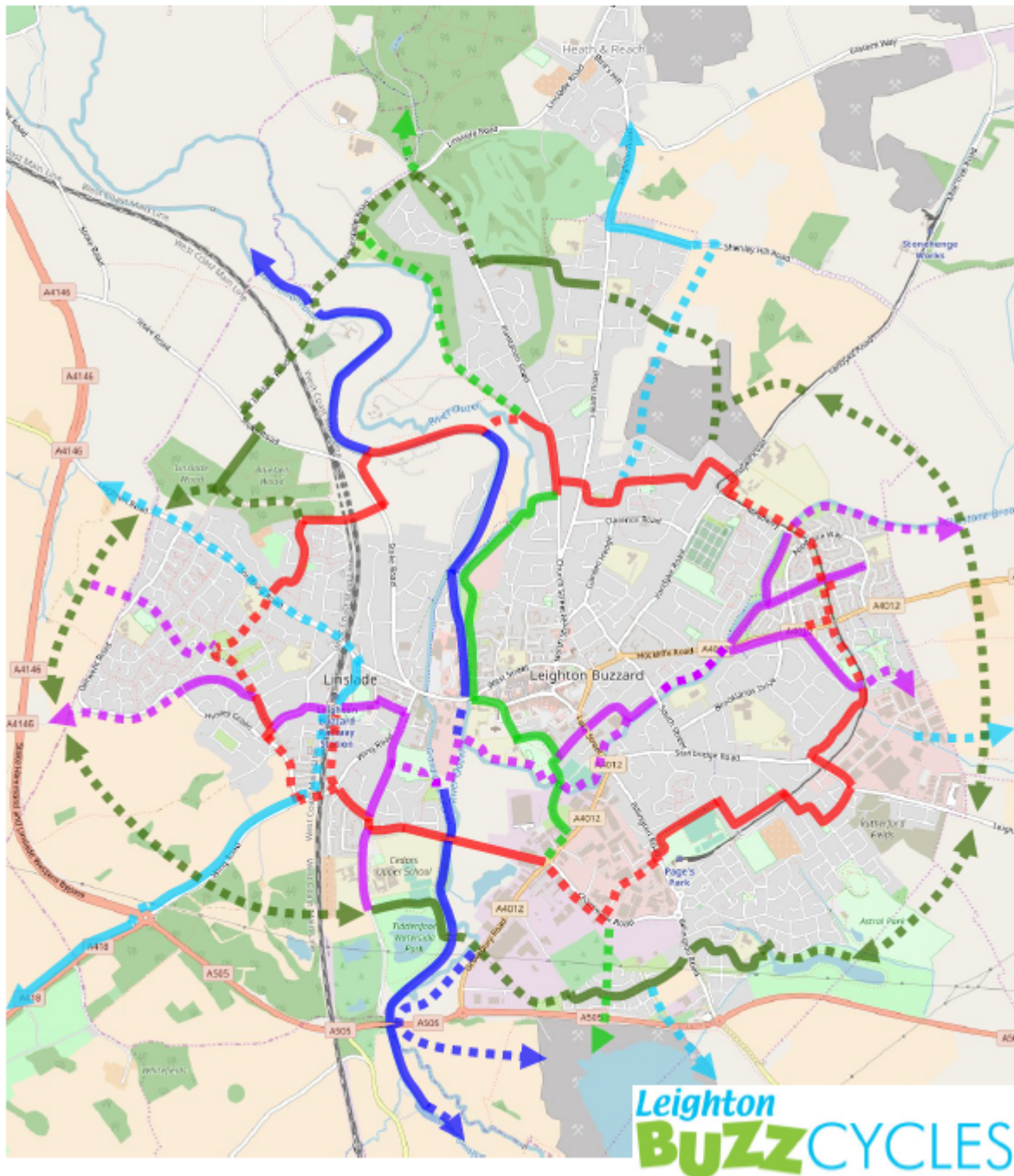
The Leighton-Linslade Green Wheel Masterplan was created in 2020, and adopted by Leighton-Linslade Town Council. Central Bedfordshire Council is yet to adopt the Masterplan (which was commissioned by the Joint Partnership Committee) but has been progressing delivery. Having originally started development as a concept in 2007, the town has grown significantly during this period, and the Green Wheel evolved too, with an 'inner' rim and 'outer' rim identified as a result of outward expansion of the urban edge in the east in particular. Adoption of Green Wheel Masterplans by CBC as the Local Planning Authority is essential in order to ensure that development is required to take the Green Wheel development into account (and to facilitate its delivery). The proposed Green Wheel (including existing routes and connections required) is illustrated in **Figure 5f**:

Figure 5f – The Leighton-Linslade Green Wheel (existing & aspirations)

Basic Green Wheel Map

<b>Key</b>	
 Outer Rim Green Wheel	 Villages Links Green Wheel
 Inner Rim Green Wheel	 Existing routes
 Parks Spoke Green Wheel	 Proposed new routes or improvements
 Ouzel Valley Spoke Green Wheel	
 Scholars Way Spoke Green Wheel	

NB: Routes shown are indicative only. Map not to scale.



© OpenStreetMap contributors

It is recommended that the Green Wheel Masterplan is updated and adopted as soon as possible by Central Bedfordshire Council.

Subsequent to the development of Green Wheel Masterplans, CBC has also developed a series of 'Local Cycling & Walking Infrastructure Plans' (LCWIPs), including the Leighton-Linslade LCWIP (2024). LCWIPs assess the whole network in terms of current status and potential for walking and cycling development.

### 8.7 Greenspace and Access Route Opportunities

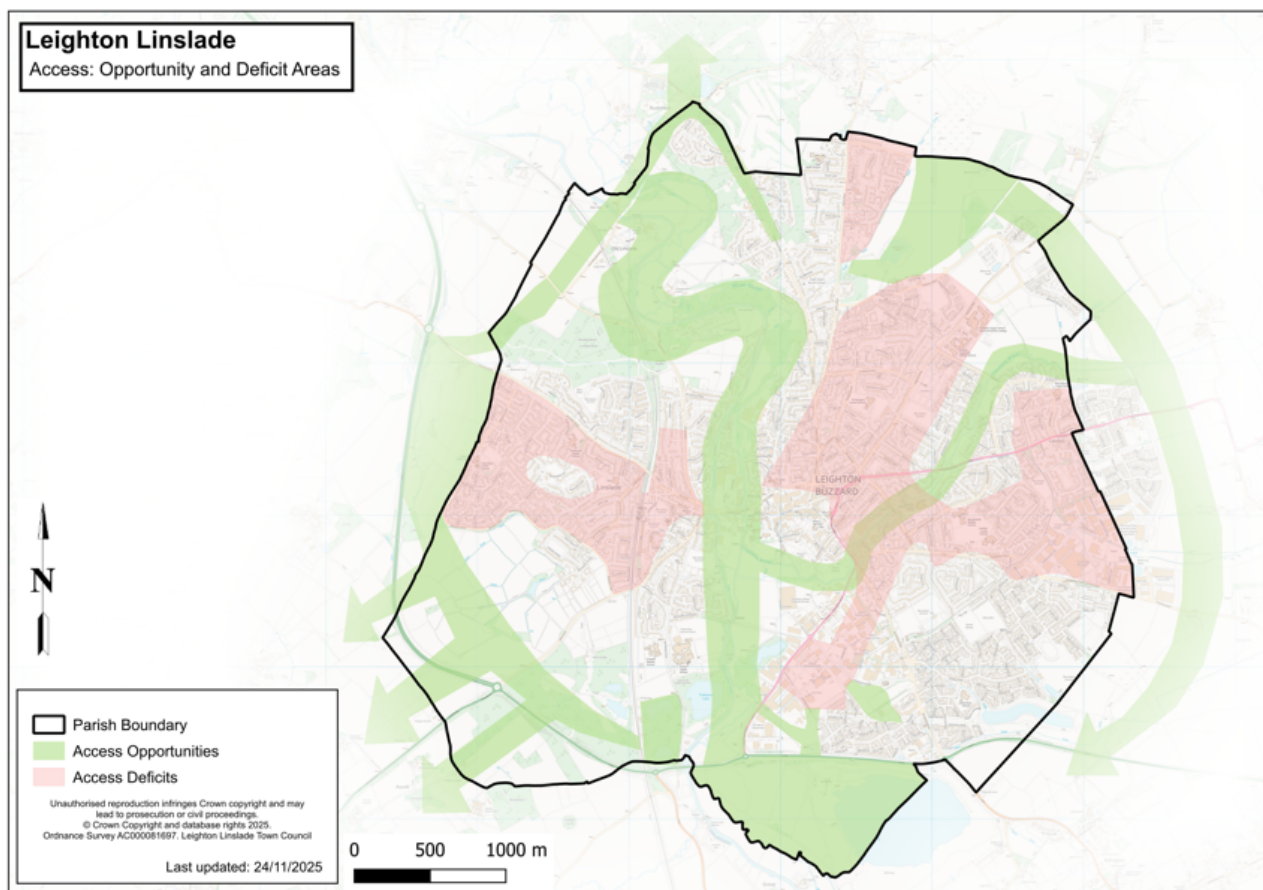
In addition to the greenspace deficit areas identified above, opportunities for creating new or enhancing existing greenspaces has also been considered, alongside opportunities for improving the access route network.

The starting point was the list of priority greenspace projects identified within the 2015 GI Plan. Some of these have now been realised, and therefore a review of this list has taken place, with the following (**Table 9**) forming the basis of the Access Opportunity Areas illustrated in **Figure 5f**, alongside the deficit areas.

**Table 9 – Greenspace and Access Route Opportunities**

No.	Description
1	Green Wheel development, creating continuous circular route around periphery.
1B	Green Wheel spoke development – including GUC towpath
1C	Green Wheel connection to Rushmere Country Park
2	Grovebury Quarry restoration – ensuring that restoration provides access previously agreed, and that any further quarrying permitted requires access opportunities to be realised as early as possible.
3	Tiddenfoot/Former Ledburn Quarry – Developing improved visitor facilities at Tiddenfoot Waterside Park and ensuring a sustainable future for the former Ledburn Quarry site once final restoration is agreed between CBC, the Environment Agency and Cemex.
4	West of Linslade – Valley Farm – provision of recreational open space to alleviate deficits in Linslade.
5	Shenley Hill Country Park – ensuring delivery results in a high quality facility for the eastern urban extension, and links into wider networks.

Figure 5f – Access Opportunities and Deficit Areas



### 8.7 Access, Open Space and Recreation Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following **policy recommendations for the Neighbourhood Plan** related to Access, Open Space and Recreation:

- Protection of locally valued green spaces through the Local Green Space designation.
- Support the provision of new, multi-functional green space in areas where there is a demonstrated deficit in provision – particularly with regard to provision in the centre and east of Leighton Buzzard.
- Where this is not possible (e.g. due to constraints of the existing built environment), they should be located as close as possible, with effective linkages. Existing nearby green spaces (including Small Amenity Spaces) should be enhanced to improve their quality and functionality.
- All new development that is required to provide new open space must do so in a way that is integral to the design, and is effectively connected through the development and must connect into existing and new GI networks, including the Leighton-Linslade Green Wheel, through the provision of off-road multi-user routes in line with the Green Wheel Standards set out in the Leighton-Linslade Green Wheel Masterplan.

## 9. Blue Infrastructure:

### 9.1 Blue Infrastructure Opportunities:

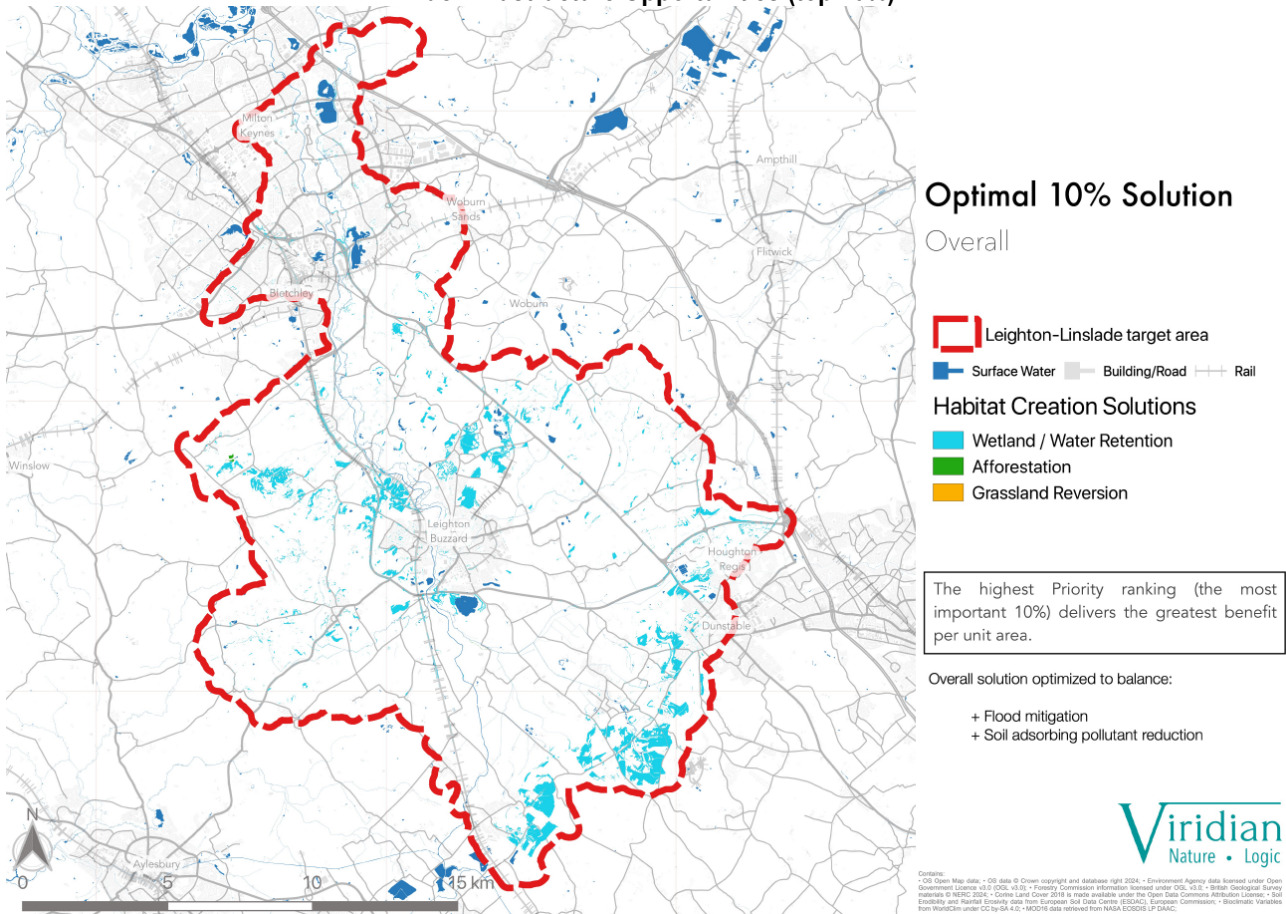
The 'Bedfordshire Local Nature Recovery Strategy through a Blue Lens' study (Natural Capital Solutions and Viridian Logic, 2024) sought to identify the best areas in which to target habitat-based interventions in order to support nature recovery and deliver water-related 'Nature-based Solutions' (NbS). Such interventions can include:

- Wetland creation to hold water back in the system (flood risk mitigation), help remove nutrients from water (pollution reduction) and allow greater aquifer recharge (supporting base flows and reducing the impacts of drought).
- Woodland creation to slow the flow of water across land, increasing uptake (flood risk reduction) and helping remove nutrients from water (pollution reduction)
- Creation of bunds, ponds, scrapes and other features to intercept and slow the flow of water across land (flood risk reduction).
- River Restoration – creating more natural, sinuous channels with a range of flow types, substrates and habitats.

The Blue Lens study identified several areas of potential opportunity to deliver such services in and around Leighton-Linslade parish, but further investigation of these areas before interventions could be more accurately targeted. A specific, 'focused in' piece of work, looking at the catchments of the Ouzel, Clipstone Brook and other tributaries, was carried out later in 2024 (informally known as the 'Blue Lens Plus'). This mapping exercise allowed for a greater range of opportunities to be identified in this specific area, because the methodology for both focused on the 'top X%' of opportunities (where X could be set at 5%, 10% etc). Therefore the Blue Lens was looking at the top priority intervention areas at a county level, but the 'Blue Lens Plus' could identify the best opportunities within the specific catchments relevant to Leighton-Linslade.

**Figure 6a** illustrates the top 10% of opportunities for delivering multiple benefits (flood risk reduction, pollution mitigation and nature recovery) through a range of habitat interventions. The 10% of opportunity level was selected because it resulted in a range of potential opportunities, but limited enough to allow focus. It is important to note that, due to the nature of watercourse catchments and the potential interventions, the greatest impact is normally achieved in the headwaters of rivers and streams. It is therefore no surprise that the majority of potential interventions lie outside of the parish, in the headwaters of the River Ouzel, the Clipstone Brook and their tributaries. Whilst many of these opportunities lie outside of the parish, it is recommended that the Town Council and other partners support wider initiatives that would bring positive benefits to the parish, particularly with regard to flood risk reduction.

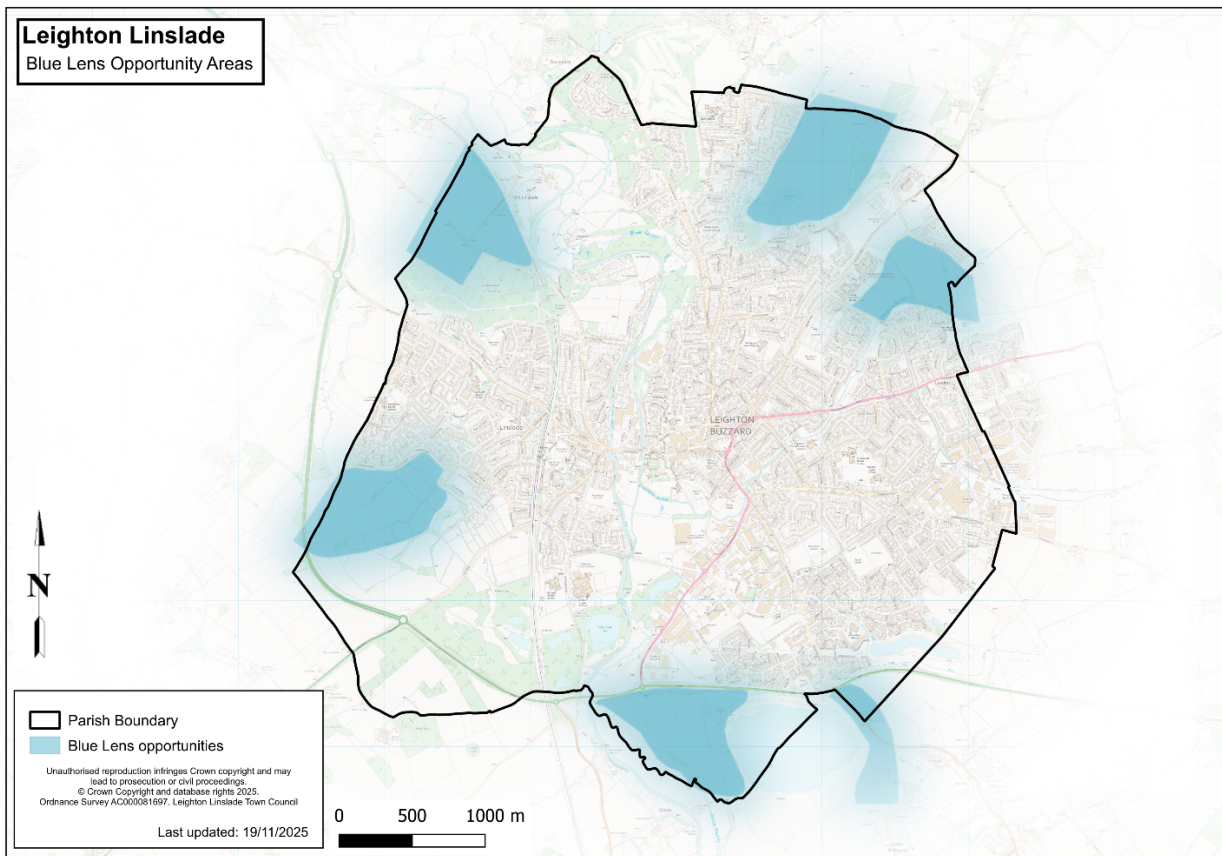
**Figure 6a – Overall (Flood Risk Reduction, Pollution Mitigation and Nature Recovery)  
Blue Infrastructure Opportunities (top 10%)**



The maps produced through the 'Blue Lens Plus' were the focus of a 'Blue Infrastructure' workshop held in May 2024, attended by a range of partners including the Environment Agency, Anglian Water and the Internal Drainage Board (Buckingham and Ouzel). This workshop helped identify areas of potential focus for developing projects, with particularly strong agreement that the headwaters of the Clipstone Brook would be a major focus area for potential 'Natural Flood Management' (NFM) work. The area around the Grovebury Meadows was also identified as a potential opportunity area.

The 'Blue Lens Plus' opportunity map forms the basis of the Blue Infrastructure opportunities identified at the parish-scale in **Figure 6b** below:

Figure 6b – Blue Infrastructure Opportunities



Within these areas some projects have already been identified, which would deliver a range of benefits for nature recovery and people. These include:

- Wetland / wet woodland creation and river restoration – Grovebury Meadows (to the south, and upstream of the town);
- Natural Flood Management interventions in the headwaters of the Clipstone Brook (and main tributary) – outside of the parish, but delivering benefits within it.

Alongside the opportunities noted above, opportunity areas to the west of the parish should also be highlighted, where habitat creation or enhancement would help reduce run-off on steeply sloping land – for example woodland expansion adjacent to Linslade Wood.

Historically, a potential solution suggested to help reduce flooding issues was a new reservoir, located outside the parish. Creating such a feature would be a significant undertaking, and there are no current plans to do so. However, should such an approach be suggested in the future, it would be important to ensure it delivers a wide range of GBI benefits.

### 9.2 Blue Infrastructure Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following **policy recommendations for the Neighbourhood Plan** related to Blue Infrastructure:

- Ensure development does not contribute to/exacerbate existing flooding (surface & groundwater and fluvial).

- GBI created in areas which deliver wider environmental benefits through 'Nature-based Solutions', including flood risk mitigation and nutrient pollution reduction.
- Work with the Environment Agency, Internal Drainage Board, Upper & Bedford Ouse Catchment Partnership and others (including adjacent parishes) to target Natural Flood Management delivery where it will have the greatest impact in flood risk reduction, while also delivering benefits for nature.
- Ensure any new infrastructure created to reduce flood risk in the parish (including any new reservoirs) delivers multiple benefits for biodiversity, access and recreation.

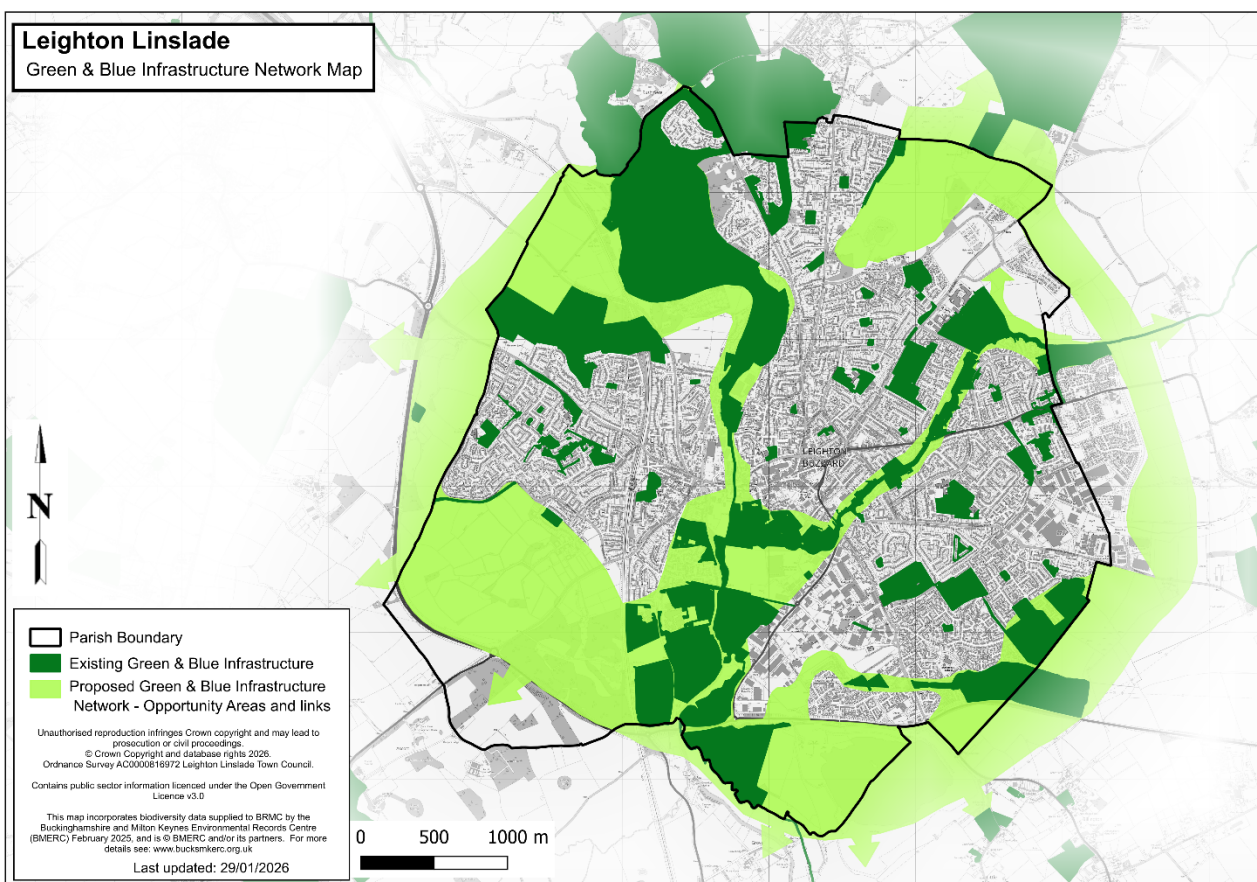
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## 10. The GBI Network:

### 10.1 Creating the GBI Network:

The desired creation of an inter-connected, multi-functional network of green and blue infrastructure (spaces, routes, corridors and waterways) should be pursued in line with the protection of core elements of the existing network, and development of those opportunities that bring the greatest benefits to the local community. In creating the 'GBI Network' illustrated in **Figure 9** below, all of the thematic based 'opportunities' or 'needs' (deficits) have been used to identify the areas with the greatest value and opportunity. GIS mapping has been used to overlay these thematic maps, with the resulting GBI Network being a result of the areas of greatest overlap. The areas where two or more opportunity/deficit layers overlap form the basis of this network, with corridors connecting them wherever possible.

**Figure 9 - The Leighton-Linslade Green & Blue Infrastructure Network**



The existing network is illustrated in dark green. Opportunities here will likely be in the form of enhancement, improving an existing habitat or access route. They could also be in the form of better engaging local people with their heritage, landscape or wildlife.

The opportunity areas (light green) are those areas where it is considered the greatest opportunities exist for creating a robust, connected and high quality GBI network for all of the community. Development can still potentially take place in these areas, but extra care is required to ensure it does not compromise the opportunities identified, and adds to the overall value of the network. Likewise development outside of these areas should also make a contribution to the development of the GBI network.

Arrows extending beyond the parish boundary illustrate where opportunities exist to link into wider GBI and Nature Recovery Networks in particular, for example linking to Wing Wood or Rushmere Country Park.

## 10.2 Delivery of the GBI Network

No single organization can deliver the required GBI network. A range of organisations should be involved in guiding and implementing this delivery, working in partnership with developers, businesses and others to create an environment for the benefit of all. The Ouzel Valley Park Steering Group is well-placed to provide an oversight and steering role, with membership coming from local authorities, charities and the local community.

A range of projects/initiatives/opportunities have been identified throughout this GBI Plan, and they should provide the basis for ongoing/future delivery. The list in **Table 10** is not exclusive and should be reviewed annually as a minimum.

**Table 10 – GBI Projects**

No.	Project
1	Green Wheel development: Creating continuous circular route around periphery and key spokes/connections, with habitat enhancement/creation, heritage and landscape interpretation and engagement.
2	River corridor enhancement – River Ouzel and Clipstone Brook: Habitat and access enhancement in these linear corridors,
3	Grovebury Quarry restoration – ensuring that restoration provides access previously agreed, balanced with wildlife interests, and that any further quarrying permitted requires access opportunities to be realised as early as possible.
4	Tiddenfoot/Former Ledburn Quarry – Developing improved visitor facilities at Tiddenfoot Waterside Park and ensuring a sustainable future for the former Ledburn Quarry site once final restoration is agreed between CBC, the Environment Agency and Cemex.
5	West of Linslade – Valley Farm – provision of recreational open space to alleviate deficits in Linslade, habitat conservation/enhancement/creation to ensure the rich mosaic of grassland, hedgerows and wet flushes is protected and improved. Potentially linking through to Southcott, helping protect the landscape, heritage and wildlife value in this area.
6	Shenley Hill Country Park – ensuring delivery results in a high-quality facility for the eastern urban extension, and links into wider networks, also delivering landscape and nature recovery benefits, linking into the wider GBI network around the eastern periphery.
7	Grovebury Meadows – wetland creation and appropriate woodland planting to enhance habitat value and deliver flood risk reduction/pollution mitigation benefits.
8	Natural Flood Management in the Clipstone Brook catchment: Identify and implement measures to ‘slow the flow’ in the headwaters (outside of the parish) to reduce flood risk within the town.
9	Buffering Linslade Wood: Potential woodland planting would buffer and protect Linslade Wood as well as reduce flood risk.
10	Green Space and Green Corridor Enhancement: Building on existing good practice to create wildflower areas on verges and within parks and green spaces, planting hedges and trees to enhance the natural and visual value whilst reducing maintenance overheads.

## 10.3 GBI Policy Recommendation:

The feedback from community consultation has been combined with the above information to develop the following **policy recommendation for the Neighbourhood Plan** related to the Green and Blue Infrastructure Network:

- Any proposal for development should not harm the function or integrity of the GBI Network, and should seek to strengthen it wherever possible.

It is noted that during the drafting of this GBI Plan the National Planning and Policy Framework (NPPF) has been updated, and this may require further revision of this and all other policy recommendations to ensure policies within the Neighbourhood Plan remain compliant with, and do not replicate, those in the NPPF.

## Appendix 1: Historic Environment Record Information

A variety of historic sites are shown on the Historic Environment map (**Map ?**). Integrating these sites into Green Infrastructure plans can help to preserve parish history. The numbers next to most of the site boundaries represent locations in the Central Bedfordshire and Luton Historic Environment Record (HER), which is kept at Borough Hall in Bedford. The table below gives a brief summary of each numbered site; more details are available from the HER, along with historic maps of the parish. Due to the scale of Map 4 above, only Listed Buildings are shown, however, there are many other historically important buildings recorded. For advice or further information about historic areas in your parish please contact: [her@centralbedfordshire.gov.uk](mailto:her@centralbedfordshire.gov.uk) / see: [https://www.centralbedfordshire.gov.uk/info/50/environmental\\_issues/289/archaeology\\_heritage\\_and\\_conservation/5](https://www.centralbedfordshire.gov.uk/info/50/environmental_issues/289/archaeology_heritage_and_conservation/5)

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**Appendix 2: Local Green Space Assessment**

**Separate document**

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